

City of City of Willard
City Council Meeting February 26, 2026
Meeting minutes

Call to Order

The meeting was called to order with an invocation led by Mayor Mote and the Pledge of Allegiance was given by Council member Jake Bodily

Consideration of Motion to Enter a Closed Session

Entered a closed session.

Public Presentation

Residents were given three minutes to express concerns or ask questions about any issue not on the agenda, with the understanding that no action would be taken during this portion of the meeting.

Doug Younger of 116 South Main addressed the council regarding the agricultural protection plan. Using a hypothetical example of three acres of prime peach orchard in the Harding area that borders Mayor Mote's property, Younger questioned the city's approach to agricultural easements versus open space requirements for developers. He pointed out that with an agricultural easement, the developer retains the ability to sell the property while the city only gets rights, whereas with open space, the developer must invest in improvements like grass, sprinklers, and bowery's. Younger suggested the city could capture some financial benefit from these arrangements, particularly noting that one developer would gain approximately \$60,000 in land value plus save \$100,000 in development costs while still providing a half-acre park. He questioned whether the city could obtain some of these funds to address infrastructure needs, such as the \$50,000 worth of sprinkler systems needed at Payden's Park.

Chad Braegger of 3790 South 100 West addressed impact fees, clarifying for the public and council how they work when developers install infrastructure beyond their development requirements. He explained that when developers invest \$1-2 million in infrastructure above and beyond normal development costs, the city typically foregoes impact fees to help cover those infrastructure costs, with the city ultimately receiving ownership of that infrastructure after development completion. City Planner Madison Brown and Council member Mike Braegger provided additional clarification on the complex calculations involved when developers install infrastructure that serves areas beyond their immediate development.

Planning Commission Report

Planning Commission member Ken Ormond reported on two public hearings held by the Planning Commission. The first addressed require contractors working in the city to post a cash bond, which passed and was forwarded to the council. The second concerned small subdivisions, allowing requirements for curb, gutter, and sidewalk to be deferred (not waived) and recorded on property titles for later enforcement, while maintaining all other subdivision requirements. This also passed and was sent to the council. Additionally, a conditional use permit for Dan Garman on Second North and Fifth West was modified, with one condition removed while the permit itself remains in place.

Mayor Mote commended the Planning Commission for their thorough work, noting that while the council receives finished products to review, the Planning Commission spends months working through complex issues and their industry experience significantly benefits the city.

Item Tabled from February 12, meeting

Discussion/Approval of Ordinance 2026-01, An ordinance of Willard City, Utah, approving a municipal boundary adjustment with Perry City pursuant to Utah Code Ann. §10-2-419, adopting the Boundary Adjustment Plat (Exhibit C), and authorizing the Mayor and City staff to execute all necessary documents to complete the boundary adjustment

Council member Rod Mund made a successful motion to move this agenda item ahead of the New Business items.

City Manager Jeremy Kimpton reported that Perry City had been contacted regarding potential interlocal agreements for sewer and water services. Perry indicated they weren't saying no but didn't have a strong appetite for an interlocal agreement, preferring the boundary line adjustment as the cleaner path for both cities. Perry cited scrutiny they've experienced with other interlocal agreements on the other end of town as a factor in their preference.

Council member Mike Braegger sought verification that any agreement would include the center-of-road arrangement extending south, which was confirmed through review of the boundary maps. The discussion clarified the specific boundary lines and how they would affect future addressing and development.

Mayor Mote provided background context, explaining that this issue had been ongoing for months with various options considered. Engineering staff determined the area would be difficult to serve with sewer due to topography, with the closest viable connection point being Chad Braegger's south property line. Proper road placement in that location would allow everything to flow toward existing infrastructure without requiring a pump station. Perry currently has both water and sewer service to the area, while Willard has neither. The council had previously voted to investigate this path forward, with a public hearing held in December.

Mayor Mote analyzed the long-term financial implications, expressing concern that while houses initially generate revenue for about 15 years, they become costly afterward. He worried about the potential for recouping impact fees under an interlocal agreement scenario and expressed reluctance to add more pumping stations given maintenance issues with existing ones.

Motion: Council member Mike Braegger moved to amend the boundaries of Willard City according to ordinance 2026-01, excluding the Barker property and running the boundary down the center of the street from Chad Braegger's south line to the end of Perry Street. Council member Jordan Hulsey seconded. Roll call vote: Council member Bodily - No, Council member Mund - No, Council member Braegger - Yes, Council member Hulsey - Yes. With a tie vote, Mayor Mote cast the deciding vote in favor, citing concerns about long-term financial costs to the city and infrastructure challenges. Motion carried.

New Business

Action Item: Discuss/Approval of adopting of Resolution 2026-01 Authorizing Repealing the current Personnel Manual and Adopting the attached Willard City Personnel Policies and Procedures Manual; Authorizing the Mayor to sign this Resolution; and providing for an effective date

The council reviewed the comprehensive personnel policies manual, discussing several specific issues. Mayor Mote raised concerns about ambiguous language regarding performance awards on page 36, questioning whether "one time" meant once ever, annually, or some other frequency. Staff recommended removing "one time" to provide flexibility while staying within budget constraints.

The mayor noted redundancy between Section 11 and Section 6 regarding telework policy and flex time capabilities. City Attorney Amy Hugie recommended removing detailed provisions from page 27 and simply referring to Section 11.

Discussion addressed vehicle policies on page 92, with Mayor Mote requesting reference to the existing vehicle policy (Resolution 25-11) rather than creating conflicting provisions. Staff agreed to incorporate the reference to maintain consistency.

Council member Mike Braegger questioned garnishment provisions on page 107, particularly item 2 under subsection B regarding 30 times the current minimum wage. City Attorney Amy Hugie explained federal and state garnishment limitations, recommending simplified language stating the city would limit wage garnishments according to federal and state law rather than specifying complex calculations that might change.

Braegger also questioned telephone use policies prohibiting long distance calls, noting this seemed outdated given modern phone systems and cell phone usage. Staff agreed to remove outdated language about long distance restrictions.

A highlighted paragraph 11 on page 110 was identified as an error that should be removed.

Motion: Council member Jacob Bodily moved to approve Resolution 2026-01 with the requested changes. Council member Rod Mund seconded. Roll call vote: Council member Bodily - Yes, Council member Mund - Yes, Council member Braegger - Yes, Council member Hulsey - Yes. Motion carried unanimously.

Appointment of Mayor Pro Tempore

Mayor Mote announced that his agency is sending him to Maine intermittently through July, affecting his ability to attend approximately half the meetings as currently planned. He requested Council member Mike Braegger continue serving as Mayor Pro Tempore, which Braegger accepted.

Motion: Council member Jacob Bodily moved to appoint Mike Braegger as Mayor Pro Tempore. Council member Jordan Hulsey seconded. All in favor. Motion carried unanimously.

Next Meeting Agenda –March 12, 2026

City Manager Kimpton indicated the next meeting would include the infrastructure deferral ordinance discussed by the Planning Commission and the pre-plat for Heritage Phase 3 (referred to as "Orchards" to distinguish it from other orchard-related developments).

Minutes

Approval of February 12, 2026, minutes

Motion: Council member Mike Braegger moved to approve the minutes from February 12. Council member Jacob Bodily seconded. All in favor. Motion carried unanimously.

Staff Reports

Public Works

City Manager Kimpton reported that public works would be installing four dog waste stations strategically around parks and trail areas in response to resident complaints, with plans to assess effectiveness and potentially relocate or add more as needed.

Kimpton discussed transitioning to Freedom Mailing for utility billing, which would save approximately \$6,000 annually on printing, postage, and envelope costs. He inquired about council appetite for incentivizing digital billing by charging a nominal fee for paper bills. Discussion revealed that while most payments come in electronically (around 80%), most residents still receive paper bills. The system allows residents to opt for paperless billing and can send notifications via text or email. Council expressed interest in learning more about current digital usage numbers and potential fee structures.

Kimpton announced that city email accounts and iPads would be provided to council members to comply with state code requirements for transparency and records management. This would address potential issues with GRAMA requests involving personal emails and provide access to meeting packets before meetings, potentially reducing paper consumption.

Police Department

No report was provided.

Fire Department

Mayor Mote inquired about follow-up on a letter that needed to be mailed. Staff committed to following up the next day.

City Manager

No additional items beyond those already reported.

City Planner

No report was provided.

City Attorney

No report was provided.

Council Member Reports

Jacob Bodily

Council member Bodily had no items to report.

Rod Mund

Council member Mund reported requesting that staff begin looking for a generator in the 175–225-kilowatt range to address power outage vulnerabilities. He explained that the city currently has no backup power for water wells or emergency operations, which creates significant risks during disasters or power outages. City Manager Kimpton confirmed that engineers would get Willard on the list for potential funding, noting optimism since Willard hasn't previously requested such funds.

Mund also raised concerns about 200 West (also called 1200 West), noting increased traffic usage and questioning whether the city was planning capital improvements for the road and trail. He suggested the road surface could benefit from grading and magnesium chloride treatment to reduce dust and deterioration. City Manager Kimpton confirmed that public works and engineering teams maintain 5–10-year project lists and are working on proactive maintenance programs, including shoulder grading programs.

Mike Braegger

Council member Braegger noted that UDOT's construction project would install drainage infrastructure along the south side of 750 North crossing 200 West, creating an opportunity to address persistent water pooling and frost damage in that area. He suggested coordinating with UDOT to correct grading issues.

Braegger agreed with Mund's concerns about increased traffic on 200 West, particularly once UDOT completes construction and shuts down alternative routes, which will direct more traffic through that corridor.

He inquired about the status of Wells easement agreements, with City Attorney Amy Hugie confirming they needed to send back the purchase and sale agreement with all approved exhibits to Wells' legal team for final review.

Braegger asked about dog waste enforcement capabilities, noting water quality concerns particularly around the nature park. Staff researched city ordinances and found provisions addressing urination and defecation on others' property and causing unsanitary conditions, both classified as class B misdemeanors.

Rex Christensen

Council member Christensen was not present.

Jordan Hulsey

Council member Hulsey had no items to report.

Mayor's General Correspondence and Information

Mayor Mote reminded council members about the county commission meeting on March 11 (time to be confirmed by staff) where the vacation and swap of trail property would have its public hearing. He encouraged attendance to support the city's position.

The mayor provided extensive information about concerning state legislation, particularly SB 501, which would require cities over 3,300 residents to charge at least 3% of gross median income in combined water and sewer fees (approximately \$2,700 per resident in Willard). Cities not complying would lose eligibility for state and federal water infrastructure funding. Mayor Mote had contacted Representatives Matt Glenn, Tom Peterson, and Scott Sandal but received no responses. The Utah League of Cities and Towns was also opposing the legislation. He noted that while the bill was intended to ensure adequate funding for water infrastructure, it was unclear whether cities could retain the funds or would have to send them to the state. A Senate committee hearing was scheduled for Tuesday at 2:00 PM at the state capital.

The mayor expressed concerns about various bills that would hamstring municipal operations and finances while imposing unfunded mandates, making it increasingly difficult to operate municipalities effectively.

Adjourn

Motion: Council member Jordan Hulsey moved to adjourn. Council member Mike Braegger seconded. All in favor. Motion carried unanimously.