

City of City of Willard

City Council Meeting April 23, 2026

Meeting minutes

Call to Order

Mayor Pro Tem Mike Braegger called the Willard City Council meeting of April 23, 2026, to order at 6:30 PM. He noted the excellent turnout and explained that Mayor Mote was excused as he is out of town for a few months but will be returning from time to time. Braegger asked if there were any conflicts of interest for council members on any agenda items, and none were declared.

Invocation

Council member Jordan Hulsey offered the invocation.

Pledge of Allegiance

Council member Jacob Bodily led the Pledge of Allegiance.

Presentation of Citizenship Awards

Mayor Pro Tem Braegger expressed excitement about presenting the citizenship awards, calling it their favorite part of city council meetings. He noted that if meetings could always be like this, everyone would run for city council. The following individuals received citizenship awards: Beverly Smith, Charles Jackson, Gracie Bennett, June Brunty, Colter Nipko, Clarice Johnson, Leila Thompson, Levi Ingersoll, Lindsay Billings, Elias Bazan, and Oaker Krashowetz. Award recipients were invited to stay for the remainder of the meeting but were told they were welcome to leave.

Public Presentation

Mayor Pro Tem Braegger opened the public presentation portion, offering up to three minutes for anyone from the public to speak. No one came forward to speak, so this portion was closed.

Planning Commission Report

Planning Commission Chair Chandler Bingham reported on the recent Planning Commission meeting. The commission approved the Mountain Bay subdivision with conditions, located by the stake center in South Willard with approximately 13 lots. Bingham explained that the subdivision had previously been sent back because they wanted septic tanks, but the commission required dry sewer lines instead. The subdivision returned with dry lines and received approval.

Regarding access, Bingham noted they had wanted a secondary access but settled for an emergency access. The emergency access is a dirt road that connects up to the highway between what he believed was the school district property. Council member Rex Christensen sought clarification about the location, and there was discussion about whether it was on the south side near the stake center and highway access points.

Bingham reported that there were some conditions related to water and water pressures that needed review, though he couldn't read his exact notes and referred to the minutes for details. The commission also reviewed and approved the economic development plan, which would be sent to the city council soon.

Additionally, the commission removed a conditional use permit for Granite, which had needed a temporary permit to run a concrete batch plant in Wells' pit. The permit hadn't been used for some time.

Bingham mentioned the Palmer event center had a large event that exceeded capacity, with cars parked inappropriately including in front of fire hydrants, generating several complaints. He indicated that letters would be sent regarding this issue and joked that "this crap rolls downhill and you guys are at the bottom of it"

Mayor Pro Tem Braegger suggested moving to item b (Donna Weaver) first in the interest of time.

Donna Weaver – Presentation from the Daughters of the Utah Pioneers

Donna Weaver, representing the daughters of the Utah Pioneers as vice-captain of the South Box Elder County Daughters Camps, presented a proposal for a paver garden project. She explained that the organization, which is now international, was tasked with creating ideas to honor the organization.

Weaver, along with Marilyn Bodily, Sharon Newlin, Sid Bodily, and Rod Mund, developed a plan to create a paver garden somewhere near the Pioneer Cemetery. She noted that the area has had issues with vandalism from motorcycles and vehicles cutting across it, disturbing headstones.

The project would involve brick pavers with engraved names of all members from three Willard camps: Nerva Lane (south), Willow Creek (the oldest and original), and Patchwork. They currently have 300 names from all three camps but anticipate the need for expansion as new members join.

The organization has secured free bricks for the pavers and found engraving services at Stone Monument for approximately \$10 per brick. They are working on obtaining a state grant for funding, though it's uncertain, and plan to pursue other fundraising if needed such as bake sales or fourth of July activities.

Weaver emphasized they want to work with city maintenance to keep the project simple and maintenance-friendly, avoiding obstacles for mowing. They showed examples of paver installations, preferring straight-line layouts over circular designs. They discussed options for installation, either setting pavers in the ground or laying them on top of concrete.

Council members asked about timeline and location. Weaver indicated they're looking at starting next fall and suggested the northeast corner of the cemetery area. Council member Mund suggested a site visit to determine the best location and approach.

Fire Chief Van Mund recommended getting enough pavers to create a larger finished area (suggesting 600 pavers total) so individual pavers could be replaced when adding new names without having to expand the installation later.

Council members expressed enthusiasm for the project and suggested it could attract donations from the community. They discussed practical considerations like sprinkler systems, maintenance access, and potential decorative elements like chains or posts to protect the area.

Motion: Council member Rodney Mund moved to allow the daughters of the Utah Pioneers to proceed with their paver garden project and to schedule a site meeting to help select the location and move the project forward. Council member Jacob Bodily seconded the motion. The motion passed unanimously.

New Business

Action item: Recommendation regarding a proposal to amend Section 24.01.06 of the Willard Zoning Code to provide definitions for an acre and a developable acre, Ordinance 2026-08

Council member Hulsey questioned whether any ordinances currently use the phrase "developable acre" and expressed concern that the definition seemed to reduce an acre from 43,560 square feet by allowing a 20 percent reduction.

Planning Commission Chair Bingham explained that the developable acre definition was needed because people were trying to use swampland and other unusable areas as open space in developments. He noted that developers would come in wanting to do developments and get upset with staff because their understanding of "half acre" differed from the city's requirements, some expecting "builder's half" (to the center of the street) versus actual half-acre lots.

The discussion revealed that the MPC (Master Planned Community) ordinance uses "developable acre," and this definition was needed to provide consistency. Hulsey expressed concern about not wanting to allow more "builder's houses" or reduced lot sizes.

Mayor Pro Tem Braegger identified an issue with the wording of the ordinance definition, which stated "means the portion of a total land tract actually usable for constructing buildings, houses or infrastructure, excluding unbuildable areas like wetlands, steep slopes, roads, flood drainage, sensitive areas, contamination, public parks, and stormwater facilities." He pointed out that this was contradictory—first including infrastructure as usable, then excluding roads, flood drainage, and stormwater facilities (which are infrastructure).

After discussion with the mayor, Braegger proposed deleting "or infrastructure" from the first part and adding "and other infrastructure" at the end after "stormwater facilities." This would make the definition read: "means the portion of a total land tract actually usable for constructing buildings and houses, excluding unbuildable areas like wetlands, steep slopes, roads, flood drainage, sensitive areas, contamination, public parks, stormwater facilities, and other infrastructure."

Council members discussed the change, with some expressing preference to have legal counsel review it but ultimately agreed to proceed with the amendment.

Motion: Council member Rex Christensen moved to approve Ordinance 2026-08 amending Section 24.01.06 of the Willard City zoning code with the deletion of "or infrastructure" and adding "and other infrastructure" after stormwater facilities. Council member Jacob Bodily seconded the motion. The motion passed unanimously by roll call vote: Bodily - yes, Mund - yes, Braegger - yes, Christensen - yes, Hulsey - yes.

Next Meeting Agenda –May 14, 2026

City Recorder Diana Mund outlined upcoming agenda items for the May 14 meeting, including a planning commission recommendation for Nilson Homes to rezone approximately 40.29 acres (the Kunzler property), a visit from sheriff candidate Doug Christensen, and potentially citizenship awards depending on scheduling conflicts. Budget discussions were also mentioned as likely agenda items.

Upcoming events

Mayor Pro Tem Braegger mentioned the upcoming Fourth of July celebration, noting that the mayor has been in touch with Marjorie and Terry Ross and that most planning appears to be coming together with vendors and participants being organized.

Planning Commission member Ken Ormond noted that Kyle White wants to meet with the Planning Commission on May 7 regarding Canyon Bay project, with council members invited to attend if available.

Minutes

There was brief discussion about April 9, 2026, minutes, with some joking about transcript accuracy.

Motion: Council member Rodney Mund moved to approve the minutes from April 9, 2026. Council member Jordan Hulsey seconded the motion. The motion passed unanimously.

Staff Reports

Public Works

Maintenance Supervisor Payden Vine reported no new developments. There was discussion about spraying the dike, which has been delayed due to rain and construction workers in the area, but will proceed once construction crews clear the area. The 600 South project is progressing slowly but steadily on the south side.

Vine reported that the contractor is doing well despite encountering some utilities that weren't where expected, though surprisingly no irrigation lines were affected.

Police Department

Police Chief Theron Fielding reported that Officer Caleb Hathcock, their fifth officer, is up and running in training with Officers Norma Martinez and Jordan Harper. Hathcock has previous experience, including about a year with Mantua in jail and office work. He's scheduled to finish training with Officer Martinez on Saturday, then train with Officer Harper for two weeks, with the full training period scheduled until early July, though it could be shortened if he does well.

Fielding noted increased commercial traffic on Highway 89, which he attributed to GPS routing trucks through the area, though they still receive citations for illegal routes. The construction at the corner creates additional complications as trucks must block intersections to navigate the torn-up area.

An enforcement issue arose at 300 North regarding parking along the rocks by the ponds. Two previous signs had been removed, possibly by construction crews. Fielding noted they need an ordinance passed by city council and proper signage to enforce the no-parking zone, as gravel trucks pulling doubles cannot pass when people park there to fish. The high-pressure gas line in the area complicates sign installation.

Fire Department

Fire Chief Van Mund reported still working on a couple of items with City Manager Jeremy regarding the fire station addition. He noted they cannot apply for grants until August 2027, with the RFP process beginning around February.

City Recorder

City Recorder Diana Mund announced posting of a part-time summer public works position, which council members joked about family members potentially applying for.

Council Member Reports

Jacob Bodily

Council member Bodily had no specific reports but engaged in discussion about various topics throughout the meeting.

Rodney Mund

Council member Mund reported that the wastewater treatment facility is performing well and should stay within budget despite having an event. He noted they're looking at creative revenue-generating opportunities.

Rex Christensen

Council member Christensen provided a detailed report on the wastewater treatment facility, confirming they remain within budget without needing an amended budget. The facility is exploring partnerships with disposal companies to generate revenue from their wastewater byproducts.

They experienced a foam buildup event caused by what they believe was a surfactant that bound to organic material, but it was contained to one area rather than the whole system. Staff cleaned it up effectively and they're considering adding cameras for better monitoring, as the SCADA alerts sometimes give false reading.

Kaleb Kunzler visited to install a communications repeater for CERT coordination between Perry and Willard, which will be placed on a pole at the facility at no cost to the city.

Christensen praised the new manager Ruben Van Tassell and his two employees for doing excellent work.

Jordan Hulsey

Council member Hulsey reminded the council they need to start gathering nominations for Fourth of July recognition: citizen of the year, business of the year, and grand marshal. She noted the youth need this

information to prepare posters for the parade. There was discussion about the patriotic program and whether it would continue to be held at the stake center due to larger turnout.

Hulsey mentioned she would miss the next meeting due to coaching commitments, as baseball season creates scheduling conflicts with Thursday meetings.

Mayor's General Correspondence and Information

Mayor Pro Tem Braegger reported that the agreements with Granite and Wells are completed and ready for signature but await the mayor's return and attorney review. The goal is to have them signed by May 14.

Adjourn

Motion: Council member Rodney Mund moved to adjourn the meeting. Council member Jacob Bodily seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:48 PM.