

City Council Meeting May 14, 2026

Meeting Minutes

May 15, 2026, 6:30 PM

1. Call to Order

Mayor Travis Mote called the Willard City Council meeting of May 14, 2026, to order at 6:30 PM at Willard City Offices, 80 West 50 South, Willard, Utah.

a. Invocation

The invocation was led by Mayor Travis Mote.

b. Pledge of Allegiance

The Pledge of Allegiance was led by Council Member Jacob Bodily.

c. Conflict of Interest Declaration

No conflicts of interest were declared.

Present: Mayor Travis Mote; Council Members Jacob Bodily, Rod Mund, Mike Braegger, Rex Christensen

Absent: Council Member J. Hulsey

2. Presentation of Citizenship Awards

Mayor Mote welcomed elementary school students and their families to the meeting for the final citizenship awards presentation of the year. The mayor briefly acknowledged that 2026 marks the 250th anniversary of the United States and encouraged the students to aspire to civic leadership. Awards were presented to the following students: Leland Williams, Rosalie Nye, Millie Crook, Collin Hurd, Dakota Thompson, Emma Ackerman, Tyrone Thompson, Noble Walters, Cooper Mott, Jaxton Reyes, Maverick Wyatt, and Scarlett Nelson. City Council members stood with the students for photographs. Students and their families were welcome to remain for the remainder of the meeting.

3. Public Presentation

Diana Baker, a Willard resident, addressed the Council regarding her water bill, which she had not received by the 14th of the month. City Manager Jeremy Kimpton explained that the city now uploads a file to a third-party vendor for printing and mailing, rather than handling it in-house. City Manager Kimpton indicated that her specific situation would be investigated and that a printed copy could be provided to her directly. It was noted that Ms. Baker's account was the only one reported as missing, though the possibility that others had also not received bills was acknowledged. Ms. Baker was assured that her service would not be disconnected given the circumstances.

4. Planning Commission Report

It was reported that the Planning Commission meeting had been canceled. No further report was given.

5. New Business

a. Action Item: Discussion with Joel Murray regarding the sewer fee on his utility bill

Joel Murray addressed the Council, explaining that when the city's sewer system was installed approximately 30 years ago, he was told he would not need to connect to the sewer line because his property was too far from the highway. He noted that the sewer line was not extended in front of his property — it terminated at a neighboring driveway — and that no lateral was run up his driveway as the city plat had indicated. He stated it was his understanding that he would stop paying the sewer fee once the system was paid off, and he asked the Council to find a fairer arrangement given that he is paying for a service he cannot access. He estimated the cost to connect his house to the nearest manhole would be approximately 1,200 feet.

City Attorney Amy Hugie referenced a 2008 ordinance and corresponding state code, noting that because Mr. Murray's property line falls within 300 feet of the sewer line, he is technically required to connect under state law. Council Member Rod Mund acknowledged that the decision not to extend the sewer line to Mr. Murray's property was made deliberately at the time, as it was not considered cost-effective for the city to run the line solely for one residence. He also noted the ordinance language may not have been clearly communicated during the original sewer construction period, adding that the Council should be cautious about setting a new precedent.

The Council agreed to investigate the matter further, including reviewing what the applicable state code was at the time of installation, and to bring additional information back at a future meeting.

b. Action Item: Discussion/Appointment of Jay Thackery as Planning Commission Member

Mayor Mote explained that the vacancy on the Planning Commission arose following the departure of Chad Braegger from the city. Mayor Mote noted that he deliberately sought a resident from a different area of the city, reaching out to Jay Thackery, who resides on Marcus Hill Road. Mr. Thackery introduced himself, noting that he was born and raised in Ogden, built his home in Willard in 2002, is an electrician by trade, and is a current member of the Willard Flood Board. He expressed his desire to contribute to the betterment of the city.

Motion to appoint Jay Thackery to the Planning Commission was made by Council Member Rod Mund and seconded by Council Member Jacob Bodily. The motion carried unanimously.

c. Action Item: Recommendation regarding petition from Nilson Homes to rezone approximately 40.29 acres located at approximately 1561 North Hargis Hill Road from A-5 to R-½, and Review/Approve Ordinance 2026-09

The Council considered a petition from Nilson Homes to rezone approximately 40.29 acres at 1561 North Hargis Hill Road (Parcel Nos. 02-038-0072, 02-038-0073, 02-040-0210, and 02-043-0048) from Agricultural-5 to Residential Half-Acre, and to approve Ordinance 2026-09 amending the official zoning map accordingly. City Planner Madison Brown noted that the matter had gone through the Planning Commission, which held a public hearing. Primary public comments related to water pressure concerns and access to an adjacent private lane belonging to Larry Holmes.

Chad Buck, representing Nilson Homes, stated that issues regarding Holmes' road access had been largely resolved through direct discussion. On the sewer matter, he explained that Nilson Homes plans to install a manhole along the proposed road alignment so that the existing sewer line serving properties to the south will be preserved and accessible. He further noted the development team is working with the city engineer on water pressure improvements along both Hargis Hill Road and 200 West. It was noted that the updated zoning map was still being prepared and the rezone would not take formal effect until the map was finalized.

Motion to rezone the subject property to R-½ was made by Council Member Rod Mund and seconded by Council Member Jacob Bodily. Roll call vote: Bodily – Yes; Mund – Yes; Braegger – Yes; Christensen – Yes. Council Member Hulsey was absent. Motion carried.

d. Action Item: Review/Approval of the draft Economic Development Strategic Plan

City Manager Kimpton provided background on the Economic Development Strategic Plan, explaining it was initiated under a grant secured by former staff member Chris Davis, with the purpose of identifying the types of

industry and commercial development the city should seek to attract. The plan had been reviewed by the Planning Commission, with two primary items clarified: the inclusion of South Willard in the plan's scope, and confirmation that the city is collecting transient tax revenue from the state park.

Council Member Ryan Child raised a question regarding the population projections in the plan, specifically the difference between the Census projections and the Traffic Area Zone (TAZ) projections, which showed figures of approximately 3,700 and 5,200 respectively for 2031. City Manager Kimpton and Mayor Mote explained that the TAZ figure reflects the broader service area that businesses would draw from, including visitors to Willard Bay State Park, which receives approximately 600,000 visits annually.

The Council agreed it would be beneficial to have the consultants present their findings and recommendations before adopting the plan and agreed to table the item pending scheduling of that presentation.

Motion to table the Economic Development Strategic Plan pending a presentation by the consultants was made by Council Member Rod Mund and seconded by Council Member Jacob Bodily. The motion carried unanimously.

e. Action Item: Discussion/Approval of Interlocal Agreement regarding the Development and Operation of a Trails Project on the UTA Owned Historic Orchard Pathway Corridor

City Planner Madison Brown summarized the history of the interlocal agreement, noting that it had previously been tabled at the Council's request to strengthen language ensuring Willard City would not be obligated to contribute additional funds beyond its in-kind match. That language had since been added, and the agreement was reviewed multiple times by staff, the city engineer, and City Attorney Hugie. The County had recently signed the agreement, and UDOT was awaiting Willard's signature to proceed with construction on what is referred to as the "hop trail."

The Council discussed several aspects of the agreement, including the 80/20 funding split (UDOT contributing 80 percent, or approximately \$4.8 million, with the local match of approximately \$1.2 million being met largely in-kind through land access), the maintenance obligations (Willard City confirmed it would only maintain the portion of the trail within city boundaries), and a provision requiring Willard to give UDOT 30 days' notice to cancel while UDOT had no reciprocal requirement. The Council expressed comfort with the agreement's terms as drafted.

Motion to approve the Interlocal Agreement regarding the development and operation of the historic Orchard Pathway Corridor was made by Council Member Mike Braegger and seconded by Council Member Rex Christensen. Roll call vote: Bodily – Yes; Mund – Yes; Braegger – Yes; Christensen – Yes. Motion carried.

f. Action Item: Discussion/Adoption of Tentative Budget FY July 2026 – June 2027 by Resolution No. 04-2026

City Accountant Ryan Child presented the tentative budget for fiscal year 2026–2027, accompanied by a PowerPoint summary. Key highlights of the presentation included the following:

General Fund: The unrestricted fund balance stands at approximately \$765,000, representing roughly 38 percent of revenue — slightly above the state's recommended 35 percent threshold, primarily due to unfilled staff positions during the current year and higher-than-anticipated developer and street cut fees totaling \$76,000 above budget. The proposed budget plans to draw down the surplus by \$170,000 during the coming fiscal year. A 3 percent cost-of-living adjustment (COLA) and a merit increase of up to 2 percent are proposed for all departments, with a combined payroll impact of approximately \$72,000. Total proposed general fund expenditures are \$2,356,000.

Departmental Changes: The police department budget is proposed at \$852,000, approximately \$60,000 (8 percent) above the prior year's budget, though the current year's actual spending is estimated at only \$660,000 due to staffing vacancies. The streets department is budgeted at \$439,000. Planning and zoning reflect an increase of approximately \$23,000, largely attributable to a new information technology line item being tracked separately across departments.

Capital Projects Fund: Notable proposed expenditures include \$20,000 for building updates (including replacement of the council chamber carpet), \$10,000 for a council chamber IT system, and \$150,000 for fire station improvements (carried over from the prior year).

Water Fund: Operating revenues are projected at \$545,000 in terms of user fees. Mayor Mote raised a concern that, given current drought conditions, water consumption and therefore overage revenues may be lower than projected, potentially offsetting the anticipated revenue increase. City Manager Kimpton acknowledged this was a valid point and agreed to review recent overage data. Total proposed water fund expenditures are \$723,000.

Sewer Fund: Operating revenues are up \$56,000 and operating expenses are up \$47,000 (5 percent). Debt service payments, including reserve funding, total \$393,000. The bonds are anticipated to mature around 2045.

Garbage Fund: Revenues are held at \$183,000 with expenses projected at approximately \$158,000, slightly lower than the prior year.

The Council discussed the overall budget increase relative to prior years. City Manager Kimpton initially estimated a 30 percent increase, but upon further review, the Council and staff agreed the increase relative to last year's adopted budget is closer to 10–11 percent when comparing proposed figures to the prior year budget (rather than current year estimated actuals, which were lower due to staffing gaps and deferred projects). Council Member Child requested that the final budget document include a column showing the prior year's adopted budget for comparison.

Motion to adopt the Tentative Budget for Fiscal Year 2026–2027 by Resolution No. 04-2026 was made by Council Member Mike Braegger and seconded by Council Member Rex Christensen. Roll call vote: Bodily – Yes; Mund – Yes; Braegger – Yes; Christensen – Yes. Motion carried.

g. Action Item: Motion to schedule a Public Hearing to receive public comments regarding the Final Budget FY July 2026 – June 2027 on June 25, 2026, at 6:30 p.m.

Motion to schedule a public hearing on the Final Budget for Fiscal Year 2026–2027 on June 25, 2026, at 6:30 PM was made by Council Member Rex Christensen and seconded by Council Member Rod Mund. The motion carried unanimously.

6. Next Meeting Agenda – May 28, 2026

Mayor Mote noted that both he and City Manager Kimpton would be absent from the May 28, 2026, meeting. The following items were identified for placement on the next meeting agenda:

- Follow-up on Joel Murray's sewer fee situation, including research into applicable state code at the time of the sewer installation
- Public hearing for employee salary schedule
- Update on the Granite Ridge development, including geotechnical review of slope stability and vegetation requirements
- Update on corridor funding and landowner acquisition process
- No parking ordinance or signage for 300 North Road
- Property line and liability determination for trees along the school boundary
- Update on impact fee study

7. Upcoming Events

No formal discussion.

8. Minutes

a. Approval of April 23, 2026, Minutes

Motion to approve the minutes of April 23, 2026, was made by Council Member Jacob Bodily and seconded by Council Member Mike Braegger. The motion carried unanimously.

9. Staff Reports

a. Public Works

City Manager Kimpton reported that the 600 South Road project is progressing on schedule and within budget, with asphalt paving anticipated around June 12–14. Several residents complained about drop-offs and ledges created during construction along the highway corridor. Staff indicated they would follow up with the contractor, though the ability to compel changes was acknowledged to be limited. City Manager Kimpton also noted that efforts are underway to clean cattails and algae from the city ponds, and that signage for the city trail had been completed the previous week.

b. Police Department

Police Chief Theron Fielding reported that the department had experienced a significant traffic accident on 750 North Main involving a large truck and trailer. He also reported that two core sample holes left in the roadway by UDOT caused an officer to fall and injure her knee, placing her on light duty. Additionally, two part-time officers had recently resigned, and there was a risk of losing a full-time officer to another agency due to pay. Chief Fielding also raised the issue of unauthorized parking on 300 North, where residents have been parking to access the fishing area via foot rather than using the designated parking lot. With the construction-era no-parking signs gone, officers lack the authority to enforce parking restrictions on that road. Staff agreed to bring a draft no-parking ordinance or resolution to the next meeting, with the priority of having something in place before the Fourth of July.

c. Fire Department

City Manager Kimpton reported that engineering work for the fire station building is underway and a description is forthcoming.

d. City Manager

City Manager Kimpton had no additional items beyond those already discussed.

e. City Planner

City Planner Brown noted that the Granite Ridge development's exposed rock slope is being monitored closely. Mayor Mote expressed concern about the stability of the hillside, particularly given the potential for heavy rainfall on the disturbed slope, and referenced a similar situation in southern Utah where slope failures resulted in significant legal liability. City Manager Kimpton and City Planner Brown agreed to follow up with the city's engineer to confirm whether geotechnical work had been performed, whether retaining walls and grading had been properly engineered and signed off, and whether any vegetation or erosion control requirements apply. It was noted that Granite Ridge remains under obligation to finalize an agreement with Staker Parsons regarding haul road access before the city will issue additional excavation permits.

City Manager Kimpton also confirmed that the county has approved the corridor funding application, and the city can now begin working with landowners to acquire corridor easements.

f. City Attorney

City Attorney Hugie confirmed she was reviewing the Granite Ridge development agreement for vegetation and slope requirements but had not found specific language. She reiterated the city's position regarding a separate matter involving Chris Engelbrecht's retaining wall and an underlying waterline dispute with neighbor John Hanson: the city's sole concern is ensuring the retaining wall has been properly permitted and engineered for safety. The dispute over the waterline is a civil matter between the private parties, and the city has communicated this on multiple occasions to John Hanson and his attorney.

g. City Recorder

City Recorder Diana Mund had no additional items.

10. Council Member Reports

a. Jacob Bodily

Council Member Bodily reported receiving a call from resident Chris Engelbrecht regarding his retaining wall, who expressed frustration that the city was requesting engineering plans it should already have on file. Council Member Bodily conveyed the Council's understanding that the city's concern is limited to ensuring the wall is safely engineered, and that if the original permit and plans can be produced, the matter should be straightforward to resolve.

b. Rod Mund

Council Member Mund raised two concerns. First, he noted the trees along the school property boundary on the adjacent street have large dead limbs and have not been trimmed for many years. He referenced a fatal incident in Perry where a falling tree limb resulted in significant liability and expressed concern about children playing on the school grounds beneath these trees. He requested staff determine the actual property line to establish whether the trees are on city or school district property and bring a report back at the next meeting. City Manager Kimpton agreed to have the city engineer conduct a survey along that fence line.

Second, Council Member Mund inquired about the status of the impact fee study, noting its importance to the city's ability to respond to growth pressure on the north end of the city. City Manager Kimpton confirmed that work on the study is actively progressing and meetings have been ongoing in recent weeks.

c. Mike Braegger

Council Member Braegger reported on several matters. He noted that irrigation lines throughout the city are largely not blue-staked, creating ongoing challenges when construction or development work is performed. He reported that he personally worked with city staff (Payden and his crew) to correct improperly oriented trail signs, which had been confusing trail users. He commended the staff crew for their hard work on the steep terrain. He further noted that additional directional trail markers are needed at several locations along the lower portion of the trail and stated he would compile a list and provide it to City Manager Kimpton.

Council Member Braegger also raised the issue of a large gravel stockpile on city-owned property, suggesting the Council actively explore selling it, either to Staker Parsons or to Granite, to generate revenue for city projects or road improvements.

Regarding the dike project, he noted that input from the dam safety authority may require the committee to revisit its approach and rethink certain elements of the plan.

d. Rex Christensen

Council Member Christensen reported that residents Bart and Jody Wade had raised concerns about what will happen to their irrigation line as the adjacent subdivision is developed. Council Member Braegger, who is involved with the Flood Control Board, indicated that the matter has been addressed in coordination with the developer: the tailwater from Ditch 4 will be redirected to the 200 South flood control drain via a new manhole on the east side of the road, and an irrigation easement will be recorded across the rear of two lots behind the Wades to carry Ditch 3 tailwater into the flood control pipe to the bay. Council Member Braegger confirmed this plan had been approved by the Flood Control Board and that the developer is proceeding accordingly.

Council Member Christensen also requested that the issue of a work session with Nilson Homes regarding the preliminary plat be confirmed and asked that the Utah Daughters of Pioneers' request regarding the old cemetery be kept on staff's radar. The group has proposed placing commemorative bricks for Utah Pioneers and is requesting a site walkthrough to determine an appropriate location.

e. Jordan Hulsey

Council Member Hulsey was absent and provided no report.

11. Mayor's General Correspondence and Information

No formal items were presented.

12. Adjourn

Motion to adjourn was made by Council Member Jacob Bodily and seconded by Council Member Rod Mund. The motion carried unanimously.

The meeting was adjourned.

Minutes recorded by Diana Mund, City Recorder City Council Meeting – May 14, 2026 – Willard City, Utah