

1 Willard City Council Meeting 6:30 pm  
2 Meeting minutes August 14, 2025

3 **Officials Present:**

4 Mayor Travis Mote  
5 Council Member Mund  
6 Council Member Braegger  
7 Council Member Christensen  
8 Council Member Hulsey

9  
10 **Officials Excused:** Council Member Bodily

11  
12 **Staff:**

13 Susan Obray-City Recorder  
14 Officer Jordan Harper

15  
16 **Others:**

17 Amy Nielsen  
18 Garth Day  
19 Mark Murphy  
20 Ken Ormond  
21 Ruth Ormond  
22 Diana Baker  
23 Diana Mund  
24 Van Mund  
25 Jay Thackeray

26 **Call to Order**

27 Mayor Mote called the Willard City Council meeting Thursday, August 14, 2025, to order.  
28 He noted that Council Member Bodily was excused from the meeting.

29 **Invocation**

30 Council Member Braegger gave the invocation.

31 **Pledge of Allegiance**

32 Council Member Hulsey led the Pledge of Allegiance.

33 **Open Comment Period**

34 **Diana Baker of 276 West Center Street** addressed the council, first commending the mayor  
35 and council for transparency and their open policy. She then expressed concern about an  
36 ADU (Accessory Dwelling Unit) on 250 West, questioning how it was approved given the  
37 size of the lot and structure. She noted that previous property owners had been denied  
38 subdivision requests, yet this ADU appeared to be a full house built at the back of a property.

39 Mayor Mote explained that ADUs have square footage requirements tied to lot size, with  
40 flexibility for larger lots. He acknowledged there might be a loophole allowing for a 1,500  
41 square foot ADU. The mayor noted the property owners had gone through the conditional use  
42 review process to access off 250 West.

1 **Mark Murphy of 180 West 100 South** addressed the council regarding the canyon trail. He  
2 expressed concerns about no trespassing signs recently posted on the lower switchbacks near  
3 the water tank, and a fallen tree blocking part of the trail. Rather than removing the tree, a  
4 shortcut had been created that eliminated part of the turn and blocked access to what his  
5 family calls "the resting tree." He also questioned why a trespassing sign had been placed at  
6 the junction where the switchbacks join the trail along the foothills above the gravel pit.

7 Mayor Mote responded that if there is a log crossing the trail, the city is responsible for  
8 maintaining it. The city would investigate removing the log. Regarding the connection to the  
9 Bonneville Shoreline Trail, he explained that the connection is on Will's property, and  
10 posting signs there was part of their agreement. The mayor noted that the gravel pits own  
11 property all the way up to the cliffs, so any trail along there is likely on private property.

### 12 **Planning Commission Report**

13 Ken Ormond reported that the Planning Commission had discussed Mountain Bay's  
14 application to reinterment to the county and annex out of Willard City. He noted the project  
15 would take time to process and developers have a meeting scheduled with the council next  
16 Thursday to discuss the city's position.

17 The Planning Commission also found that the Quest Communications tower on 200 West had  
18 been approved with a conditional use permit. Discussion of the recreational vehicle ordinance  
19 was postponed due to staff vacation, and the future land use map was sent to the City Council  
20 for review. The commission also began examining the sensitive lands map to review wetlands  
21 coverage in the plan.

### 22 **New Business**

#### 23 **Discussion/Approval of the 2025 Truth and Taxation. Resolution 2025-15.**

24 Council Member Christensen expressed concern about the proposed tax increase, noting that  
25 the school board had already raised property taxes by 37% the previous night. He  
26 acknowledged the need for another police officer but worried about the cumulative impact on  
27 taxpayers, especially with potential utility increases coming.

28 Council Member Hulsey agreed about the difficult timing, suggesting the council explore  
29 alternatives or a lower increase. Mayor Mote and City Manager Kimpton explained they had  
30 spent considerable time reviewing the budget line by line, and any significant reduction  
31 would require cutting from salaries or equipment.

32 After substantial discussion about budget adjustments, including potentially delaying  
33 equipment purchases, Councilman Braegger proposed reducing the requested amount from  
34 \$139,000 to \$90,000.

35 **Motion:** Councilman Mike Braegger moved to adopt Resolution 2025-15 with an adjustment  
36 to set the tax increase at \$90,000 rather than the originally proposed \$139,000. Council  
37 Member Rod Mund seconded the motion. The motion passed with a roll call vote: Rod Mund  
38 - Aye, Mike Braegger - Aye, Rex Christensen - Aye, Jordan Hulsey - Yes.

#### 39 **Discussion/Action regarding Garth Days Development Agreement**

40 The council reviewed the development agreement for The Orchards MPZ at Willard. Garth  
41 Day was present to discuss the project. Mayor Mote noted that while the agreement states no

1 building permits would be issued prior to water being conveyed, the city ordinance is stricter  
2 and requires water conveyance before final subdivision plat approval.

3 Mr. Day confirmed they have approximately 200 acre-feet of water available, with only about  
4 50 acre-feet needed for the development, leaving a surplus to be negotiated with the city.

5 The council discussed several aspects of the agreement, including:

- 6 ● Open space requirements: The development will not meet the 20% open space  
7 requirement within the development itself, requiring a fee in lieu of the remaining  
8 portion. An appraisal will determine the value of the shortfall.
- 9 ● Secondary water system: The agreement contemplated creating a secondary water  
10 company for development. After extensive discussion about maintenance  
11 responsibilities and future integration with a potential city-wide secondary water  
12 system, the council agreed to revise this language to provide flexibility while  
13 protecting the city's interests.
- 14 ● Road vacation: The agreement addresses a right-of-way north of the Way property,  
15 which will be dedicated to the city and then vacated, with property split between  
16 adjoining owners.

17 Motion: Councilman Rod Mund moved to approve the rezone for The Orchards at Willard for  
18 an MPZ and the development agreement, contingent upon the mayor and staff reviewing and  
19 agreeing upon revised language regarding secondary water and approving all attachments.  
20 Council Member Mike Braegger seconded the motion. The motion passed with a roll call  
21 vote: Council Member Mund - Aye, Council Member Braegger - Yes, Council Member  
22 Christensen - Yes, Council Member Hulsey - Yes.

### 23 **Discussion/Action regarding the UDOT Agreement for Cole Subdivision**

24 Mayor Mote explained an agreement involving UDOT that would allow Lew Swain to access  
25 six houses off Highway 89 until a road comes in from the east, at which point he would be  
26 required to build a cul-de-sac. The mayor expressed concerns about the city's role in  
27 monitoring this arrangement over what could be decades.

28 After discussion, the council determined the agreement language was contradictory - it stated  
29 the city would not issue permits until the cul-de-sac was built, yet the intent was to allow  
30 houses to be built with temporary access. The council agreed that if houses are to be built  
31 before the future road connection, the city should not need to be part of the agreement.

32 The mayor directed staff to seek clarification from UDOT about the city's expected role and  
33 why the city was included in the agreement at all.

### 34 **Discussion/Action regarding Resolution 2025-13 Implementing a multi-year rate** 35 **adjustment schedule for water and sewer rates.**

36 Jeremy Kimpton, City Manager presented scenarios for funding sewer system depreciation,  
37 showing how different rate structures would affect the city's ability to cover future  
38 infrastructure replacement costs. The current proposal was to increase sewer rates by \$18  
39 initially (from \$68 to \$86) and then by \$5 annually. This would significantly reduce the  
40 unfunded depreciation from \$26 million to approximately \$5 million by 2045.

41 After considerable discussion about the impact on residents, especially considering other  
42 recent tax increases, the council considered a compromise option with a smaller initial  
43 increase.

1 For water rates, the original proposal included a \$12 initial increase with \$12 annual  
2 increases thereafter. The council discussed whether to approve only the initial increase and  
3 reassess annually.

4 **Motion:** Councilman Braegger moved to approve Resolution 2025-13 with amendments  
5 to set the sewer rate at \$76 (an \$8 increase) effective January 1, with \$6 annual increases  
6 thereafter, and to set the water rate with a \$12 increase effective January 1 with no  
7 automatic annual increases. Council member Mund seconded the motion. The motion  
8 passed with a roll call vote: Council Member Mund - Aye, Council Member Braegger -  
9 Yes, Council Member Christensen - Yes, Council Member Hulsey - Yes.

#### 10 **Discussion/Action Regarding the Fire/EMS Services**

11 This item was left on the agenda as a placeholder but required no discussion. Council  
12 member Mund reported that the ambulance had been serviced with new tires and shocks and  
13 was ready for service. The mayor thanked the fire department for assisting Pleasant View and  
14 North Ogden the previous day, noting that some personnel had worked 38 hours during that  
15 incident.

#### 16 **Consideration/Recommendation regarding a proposed Transportation Master Plan** 17 **amending Chapter 4 of the General Plan adopted March 2024**

18 Mayor Mote explained that he had asked the Planning Commission to develop a  
19 transportation master plan that included South Willard, to provide guidance for future road  
20 development in both existing city areas and annexed areas. The plan would become part of  
21 the city's General Plan, providing enforceability. The Planning Commission had worked on  
22 the plan for several months.

23 **Motion:** Councilman Christensen moved to approve the Transportation Master Plan  
24 amending Chapter 4 of the General Plan adopted March 2024. Council member Mund  
25 seconded the motion. The motion passed with a roll call vote: Council Member Mund - Aye,  
26 Council Member Braegger - Yes, Council Member Christensen - Yes, Council Member  
27 Hulsey - Yes.

#### 28 **Approval of July 10, 2025, City Council Minutes**

29 **Motion:** Councilman Mike Braegger moved to approve the July 10, 2025, City Council  
30 minutes as written. Council Member Rod Mund seconded the motion. The motion passed  
31 unanimously.

#### 32 **Department Reports**

##### 33 **Public Works**

34 Jeremy Kimpton reported that they had been working on the sprinkler system at the ball  
35 fields and had fixed leaks there. He also mentioned that design work for improvements on  
36 600 South was underway and would go out for RFP shortly. The Bear River Water  
37 Conservation District had provided \$75,000 in funding for a PRV valve on 600 South that  
38 would be replaced as part of the road project.

39 The council discussed the need for a shoulder grading program to address deteriorating road  
40 edges where water is causing asphalt damage. Staff had completed some pothole repairs  
41 using hot mix asphalt, which was identified as more effective than cold mix patches.

1 Council Member Hulseby inquired about an unrepaired road cut near the post office on 200  
2 South where utility work had been done. Staff explained that UDOT would be addressing all  
3 the intersection repairs when they return to complete their project in that area.

4 The council also discussed fire hydrant maintenance, with Councilman Mund expressing  
5 concern about the maintenance of hydrants on Hargis Hill.

6 **Police Department**

7 Officer Harper reported on behalf of Chief Fielding, who was excused to be with his family  
8 following his mother's passing. He shared the department's July statistics and conveyed the  
9 Chief's appreciation for the council's support.

10 **Fire Department**

11 Council member Mund had previously reported on the ambulance service during the EMS  
12 discussion.

13 **Council Member Reports**

14 Council Member Mund discussed potentially contributing to the upcoming day of service on  
15 September 13 by refurbishing the tables in the park bowery, at an estimated cost of \$1,500 for  
16 materials. The council discussed planning for removing the old boards, staining new ones,  
17 and reassembling the tables. They agreed to check if the park was reserved that day and  
18 potentially enroll the Youth Council to help with staining beforehand.

19 Council Member Christensen mentioned that the Youth Council was planning a business  
20 scavenger hunt to help raise awareness of local businesses. He also noted that food trucks  
21 would be at the park the following day.

22 Mayor Mote discussed the Planning Commission's work on the trailer park ordinance, noting  
23 concerns about long-term residents in the trailer park contributing to the sewer system. The  
24 commission suggested developing a fee structure to ensure these residents pay their fair share  
25 for utilities.

26 Council Member Mund requested a future agenda item to discuss commercial water rates,  
27 suggesting that commercial users should pay rates proportionate to their usage.

28 **Motion:** Council Member Mund moved to adjourn the meeting. The motion was seconded  
29 and passed unanimously.