

Willard City Council Meeting September 11, 2025

Meeting minutes 6:30 p.m.

Officials Present:

Mayor Travis Mote

Council Member Bodily

Council Member Mund

Council Member Braegger

Council Member Christensen

Council Member Hulsey

Staff Present:

Jeremy Kimpton, City Manager

Susan O Bray, City Recorder

Colt Mund, City Attorney

Madison Brown, City Planner

Others Present:

Ken Ormond

Ruth Ormond

Lynn Murphy

Brad Sweet, Granite Construction and Crew

Diana Baker

Kenny Braegger

Call to Order

Invocation

Pledge of Allegiance

Conflict of Interest Declaration

The Willard City Council meeting of Thursday, September 11, 2025, was called to order by Mayor Mote. Council Member Hulsey gave the invocation, and Council Member Braegger led the Pledge of Allegiance. Mayor Mote asked if there were any conflicts of interest to declare. Council Member Hulsey indicated a conflict related to the Wells agreement agenda item.

Open Comment Period

Mayor Mote opened the floor for public comments, allowing individuals three minutes each.

Lynn Murphy, a resident, expressed concern about the trail on the east side of the south gravel pit. She had previously been informed that the trail was on Wells property and would be closed as part of an agreement. Murphy requested that the city council consider keeping the trail open as far as it does not interfere with gravel operations. She suggested that the trail

could be moved slightly east on parts of the property and noted that not all of it is Wells property. Murphy argued that where the trail joins up with another trail, it should be included in the easement. She emphasized the need for continued access from the east going above the gravel pit on the south part.

Planning Commission Report

Report

Kenny provided a brief report on the recent Planning Commission meeting. He mentioned that it was a short meeting with limited discussion. The commission addressed small subdivision areas but made no decisions. They planned to invite a resident to express concerns about this matter at a future meeting. Kenny also noted that the commission passed on the campground resolution to the city council. He added that Diana needed to be sworn in, which would occur at the next Planning Commission meeting. Mayor Mote clarified that Michelle, as a Deputy Recorder, could perform the swearing-in.

Mayor Mote mentioned that the council had received an email from a resident requesting consideration of smaller parcel subdivisions. The Planning Commission will be looking into this matter and inviting the resident to their next meeting to discuss it further. They would then provide recommendations to the council if deemed necessary.

New Business

Before discussing the agreements, Brad Sweet from Granite Construction gave a presentation on dust control measures. He introduced his colleagues: Kelly (Willard's plant manager), Bruce Rod (superintendent), and Quinn Mingham (environmental manager).

Sweet outlined their current dust mitigation efforts and future:

- They use a large water truck for dust suppression.
- They are optimizing water truck usage and improving plant cleaning to reduce dust emissions.
- The mud dump area, which is a significant problem, will be better watered.
- A commercial contractor sweeps the road once a week, and they have equipment to groom the road daily.
- They plan to install a tire wash system to reduce material tracking onto the road.
- A drive-under spray bar will be installed to wet the top of truck loads.
- They will work on controlling vehicle speeds to reduce dust kicked up by traffic.

Sweet also mentioned a potential future project to install sprinklers on the cut slope, though this would require additional water resources they currently do not have available.

Mayor Mote asked about flexibility in focusing water usage based on wind direction, which Sweet confirmed they could do. The mayor also requested continued cooperation with peach farmers to the north, especially during harvest time.

Braegger Access Agreement

The council discussed the Braegger Access Agreement, which provides Kenny Braegger and his family access to their property for recreational and other purposes. The agreement does not allow equipment access and gives the city flexibility to get access if needed. Colt, the city attorney, mentioned an addition to protecting future city improvements such as a secondary water tank.

Mayor Mote called for a motion to approve the Braegger Access Agreement. Council Member Mund made the motion, and Council Member Bodily seconded it. The motion passed with all in favor, while Council Member Hulsey abstained.

Water Agreement

The council reviewed the Water Agreement, which involves an exchange of water quantities. Willard City will assure 110 ERUs (Equivalent Residential Units) of water to Granite for future development within the next 50 years. In exchange, Granite will provide property for the secondary tank area and the culinary tank. The agreement also includes the transfer of property for the city's water line easement. It was clarified that this agreement does not approve any subdivision, as that process would still need to happen separately.

Council Member Bodily made a motion to approve the Water Agreement, seconded by Council Member Mund. The motion passed with all in favor, and Council Member Hulsey abstained.

Granite License Agreement

The council discussed the Granite License Agreement, which grants Granite a license to store materials and equipment on city-acquired property, specifically in the mud dump area. The license has a term of 4 years but can be terminated.

Council Member Braegger made a motion to approve the Granite License Agreement, seconded by Council Member Bodily. The motion passed with all in favor, with Council Member Hulsey abstaining.

Lease Agreement

The council reviewed the Lease Agreement, which involves the city leasing property to Granite for excavation purposes. This agreement is tied to the county conditional use permit, and the city will be paid royalties for the use of city property.

Council Member Mund made a motion to approve the Lease Agreement, seconded by Council Member Bodily. The motion passed with all in favor, with Council Member Hulsey abstaining.

Granite Easement Agreement (Access)

The council discussed the Granite Easement Agreement for Access, which allows Granite to access their operations across city property. This includes shared access along the property line and use of the culvert crossing under the canal.

Council Member Braegger made a motion to approve the Granite Easement Agreement for Access, seconded by Council Member Bodily. The motion passed with all in favor, with Council Member Hulsey abstaining.

Easement Agreement

The council reviewed the Easement Agreement, which is the reverse of the previous agreement, granting the city access across Granite's property. An addition was made to allow the city emergency access to the pipeline with reasonable notification to Granite afterward.

Council Member Mund made a motion to approve the Easement Agreement, seconded by Council Member Bodily. The motion passed with all in favor, with Council Member Hulsey abstaining.

Pipeline and Easement Relocation Agreement

The council discussed the Pipeline and Easement Relocation Agreement, which relates to the city's pipeline in the canyon. This agreement vacates the old agreement that required Willard to move the pipeline if requested by the Wells family. The new agreement puts that liability on Granite and vacates the prior agreement.

Council Member Braegger made a motion to approve the Pipeline and Easement Relocation Agreement, seconded by Council Member Mund. The motion passed with all in favor, with Council Member Hulsey abstaining.

Purchase and Sales Agreement

The final agreement discussed was the Purchase and Sales Agreement, which encompasses the water agreement, land agreement, and creates the process for how these transactions will take place. It was noted that Granite is committing about 13 acres of property to the city for a future tank, which is tied to all the easement and license agreements approved earlier.

Council Member Bodily made a motion to accept the Purchase and Sales Agreement, seconded by Council Member Mund. The motion passed with all in favor, with Council Member Hulsey abstaining.

After approving the agreements, the council discussed the implementation of no trespassing signs along the trail as per the agreement with the Wells family. BJ presented a map showing the proposed locations for the signs. The agreement specifies signs should be placed every 50 feet along certain sections of the trail. The council realized they would need to order more signs than initially thought, with an estimated 120 signs required. They discussed challenges in installing the signs due to rocky terrain and potential vandalism. Various solutions were proposed, including using several types of posts and installation methods.

Minutes

Approval of June 18, 2025, Work Session, July 10, 2025, Work Session, August 5, 2025, Work Session, August 28, 2025, Work Session and August 28, 2025, Regular Meeting, City Council Minutes

The council reviewed the minutes from several previous meetings. A few corrections were noted:

- In the August 28, 2025, regular meeting minutes, on page 5, lines 20-24, statements attributed to Council Member Hulsey were made by another council member.
- On the same page, line 13, an "unspecified project" was identified as 600 South (previously referred to as 650 South).

Council Member Braegger made a motion to approve the work session minutes from June 18, 2025, July 10, 2025, August 5, 2025, August 28, 2025, and the council meeting minutes from August 28, 2025, with the noted changes. Council Member Mund seconded the motion. The motion passed unanimously.

Financial

Warrants, Vouchers, Reports

This item was not discussed during the meeting.

Department Reports

Public Works

Mayor Mote noted that a fire hydrant had been repaired that day. The upcoming day of service on Saturday was discussed, where volunteers would be staining and installing boards for a project. If there are enough volunteers, they aim to complete the decking. Otherwise, they will focus on stripping the boards and spray painting the bottom of the frames. The service day is expected to run from 9 AM to 1 PM, and donuts will be provided for volunteers.

Police Department

The council reviewed the monthly statistics provided by the police department. There was a discussion about potentially making these statistics more publicly available, on the city website or in the newsletter. Mayor Mote suggested asking the police chief about the best way to share this information while maintaining appropriate privacy and context.

Council Member Christensen shared an experience from a recent domestic disturbance call in South Willard, noting the quick and substantial response from multiple law enforcement agencies. He said that Box Elder County seems to be taking these situations more seriously, considering recent events in Tremonton.

Fire Department

This item was not discussed during the meeting.

Council Member Reports

Jacob Bodily

Council Member Bodily had nothing to report.

Rod Mund

Council Member Mund inquired about the condition of a street in the Deer Run Subdivision, noting significant damage from construction activities. He was informed that the street has not been officially accepted by the city yet. He also expressed concern about rock walls being built close to the road on 200 East above the city shops, potentially causing issues for future road work or maintenance.

Mike Braegger

Council Member Braegger emphasized the importance of staying on top of the Conditional Use Permit (CUP) process with the county. He expressed frustration with the apparent delays and suggested contacting Commissioner Perry if they do not hear back from county staff soon.

Rex Christensen

Council Member Christensen had no additional comments.

Jordan Hulsey

Council Member Hulsey had no additional comments.

Next Agenda – September 25, 2025

City Planner Maddie mentioned several items coming up for future meetings:

- A resolution and boundary map adjustment for moving certain parcels into Perry boundaries, following up on a previous work session with Chad Braggart and Pat Burns.
- A potential new franchise agreement for another fiber option.
- The Orchard's development agreement approval and related ordinance.
- A presentation about library access in Willard.

The council briefly discussed the history of library services in Willard and potential options for expanding access to library resources for residents.

Mayor's General Correspondence and Information

Mayor Mote did not present any additional correspondence or information.

City Manager's Report

This item was not discussed during the meeting.

City Planner's Report

The City Planner's report was covered during the discussion of upcoming agenda items.

City Attorney's Report

City Attorney Cole provided an update on two agreements with the Wells family: one for a waterline easement and another for providing culinary water connections. He mentioned that comments had been exchanged on the drafts, and they were close to finalizing the agreements. He suggested these might be ready for the council to review at an upcoming meeting.

Consideration of Motion to Enter a Closed Session (if necessary)

No closed session was deemed necessary for this meeting.

Adjourn

Council Member Mund made a motion to close the meeting, seconded by Council Member Bodily. The motion passed unanimously.

The meeting was adjourned.