

Willard City Council Meeting
December 14, 2023
Willard City Council Chambers

The City Council of Willard City met on December 14, 2023, at 6:30 pm in the Council Chambers of the Willard City offices, located at 80 W 50 S, Willard UT 84340.

Present: Travis Mote, Mayor
John Seamons, Council Member
Mike Braegger, Council Member
Rod Mund, Council Member

Excused: Fred Ward, Council Member
Kaleb Kunzler, Council Member

Staff Present: Colt Mund, City Attorney
Chris Davis, City Manager
Bryce Wheelwright, City Planner
Susan K. Obray, City Recorder
Kevin Christensen, Judge
Theron Fielding, Police Chief
Jordan Harper, Police Officer

Others present: Mike Bastian, Clyde Westley, Chad Braegger, Lacy Richards, Ken Ormond, Ruth Ormond, Rew Wiley, Larry Holmes, Cheryl Braegger, Doug Younger, Jacob Bodily, Travis Wells, Lindsey Wells, Jordan Hulsey, Lew Swain, Nate Swain

1. Call to Order

- a. Mayor Travis Mote called the meeting to order at 6:30 pm
- b. Invocation offered by Mayor Mote
- c. Pledge of Allegiance led by Councilman Mund
- d. Conflict of Interest Declaration
 - i. None.

20A-1-304. If two or more candidates for a position have an equal and the highest number of votes for any office, the election officer shall, in a public meeting held within 30 days after the day on which the

canvass is completed, determine the candidate selected, by lot, in the presence of each candidate subject to the tie.

Jacob Bodily and Chad Braegger were both present. They both agreed to draw lots to break the tie for the Willard City Council seat. Each candidate will draw three cards (one at a time) and the amounts will be totaled. Whoever has the highest total will win the tie. Face cards were valued at 10, the aces were valued at 11, number cards were assigned their face value. Susan Obray provided a new deck of cards still in the original packaging. Rew Wiley offered to shuffle the cards. Chad Braegger drew first, followed by Jacob Bodily, until each one had three cards. Chad drew 22 and Jacob drew 23. Jacob Bodily won the tie.

2. Public Hearing regarding The Orchards Annexation. Consisting of approximately 81.050 acres. Taking in parcel 01-45-0118, 01-045-0015, 01-045-0032, and 01-045-0016. Representative Mike Bastian.

Mayor Mote reminded everyone of the rules for giving public comments.

Councilman Seamons motioned to open the public hearing, Councilman Braegger seconded the motion. All in favor.

Chris Davis said the three things to be discussed are 1. the development agreement, 2. the petition to rezone, and 3. the action regarding the annexation itself. He said this subdivision has been approved to be developed in the county if it is not annexed into the city.

Diana Baker, 276 W Center St.:

"I'm a little concerned about sending our resources down that way as far as the police, snow plows, maintenance guys that way. And then the green space. According to the concepts we've seen, we're getting the railroad tracks and wetlands, and nobody wants the city to have any actual land up in through their developments. And if there are parks, how many more parks do we need? Again, the maintenance, as far as we're already hiring lawn mowers part time in the summer and part time for them to snow plow. Can we actually afford any more city workers that will cover everywhere?"

Clyde Westley, 221 E 100 S:

"On these annexations, where they are not continuous with the city, it seems like, what Diana had mentioned, could be a serious issue. I know last time I spoke about these annexations, I just put my trust in the Council and the Mayor because you know what the resources are, you know what the requirements are, you know what the gains will be. So I believe whatever you decide will be fine with me, but like I said before, when snow flies and when a street needs to be plowed, I'd like to see it plowed about the same amount as it has been in the past and not be waiting an extra week or two."

Councilman Mund motioned to close the public hearing, and Councilman Braegger seconded the motion. All in favor. Public hearing closed.

3. Open Comment Period

Clyde Westley, 221 E 100 S:

"We all stand in different positions in life and from your perspective, where you're at, truth may be different than what somebody else's perspective is. It can be vice versa. Truth is a little bit hard to determine. I hope I don't speak any untruths. My message is still the same. This council has ignored the 2021 Willard survey where citizens wanted to keep Willard rural and maintain the small town charm. Only recently did I learn this Council has scoffed at the survey from the beginning, as if it were never valid. Dr. Bruce Parker, Planning and Development Services, said, 'It's easy to dispute any survey, not enough sample sizes or whatever reasons. However, it is very difficult to substantiate any disputes with the results of a survey.' There was an open house, a public hearing, on the survey. There was never any dispute or question brought to Dr. Parker's attention. Now, I asked this Council, 'What fact based evidence do you have to ignore the 2021 survey?' If you have any, why was it not brought up to PSD instead of thrashed among yourselves. The citizens of Willard, including myself, have not been properly represented by this Council on this matter. This information was still being identified as an issue at the November 30 City Council meeting, two weeks ago. Not surprising, because at the Box Elder County Planning Commission meeting on November 16, the Willard citizens stepped forward, identified the gravel owned by the city as a stepping stone to the future of Willard, and went on about the water on 750 N for future business. The fact is, as I understand it, the gravel has nothing to do with bringing water to 750 N, but that's how it was presented. This City Council has always presented the gravel and the water together, knowing very well that they are separate. Effectively, it has made them seem bigger than they are. Information from this Council, from the first open house, to the last town hall, has been inconsistent from my perspective, where I see truth from. The amount of material, the price, how long it will take to mine it out, all depended on who you were talking to. I'd like to close by saying it is generally considered ethical to avoid making major decisions that could have long term consequences. In this case, it might be more appropriate for the incoming council to make decisions regarding the gravel pit negotiations. Thank you."

Lacey Richards, Nilson Homes

"We appreciate all the efforts from the planning commission, council, city staff who have been working on a development agreement with us over the past couple years. There is a concept plan for the Kunzler property that has been approved, so the *what* is decided, the *how to* is what we've been working on with this development agreement. We were at the Planning Commission last week and were able to hear from a lot of the residents and hear what concerns they have. We've been able to meet with them and we've done a good job at addressing those. We were hopeful that we would be able to present the agreement to the Council tonight. I know you have a lot of other business going on tonight, that's understandable. But we would respectfully request that we have a discussion about that agreement while a lot of the people are still here in place, particularly with your city administration, who have the expertise to bring to the table, so that you can have an informed discussion about that agreement. Thank you."

4. Planning Commission Report

Diana Baker gave an update on the Planning Commission. PC held a public hearing regarding the Kunzler property, and there was a large turnout. There were a lot of concerns discussed at this meeting. The development agreement was passed on to the City Council, with the vote being 4 to 1 (Diana Baker the only nay). She is concerned about the need for water. Another large concern is the traffic on Hargis Hill Rd. The other main concern is the public access road that runs through the property. There was also concern that Nilson Homes only owns the first phase of this property. There may or may not be a school placed on the west half of the property, another issue that will need to be addressed with the school board. The General Plan draft was also discussed and sent back up to the City Council with the ½ acre lot suggestion.

5. New Business

- a. Discussion/Action on The Orchards development agreement.

Chris Davis stated that this version is the 10th version of this agreement. Colt Mund and he have been working with Michael Hutchings on this agreement. The property is 80 acres with 250 maximum units, which is roughly 3 units per acre for the overall density. It was brought up in the PC that if the land shrinks, the max units should shrink too, and Mayor Mote agreed. There are still negotiations going on with UDOT. Mayor Mote believes there should be a lock on the 3 units per acre. Mike Bastian explained that there are designated zones, such as R1-15 and the townhome zone. They are required to meet those sizes and cannot make the lots any smaller. He agreed with Mayor Mote and said if buildable land is lost, lots will also be lost. Colt Mund explained that they cannot increase the density as presented in their concept plan. Mayor Mote asked that point be highlighted in the agreement.

Mayor Mote asked about the billing of water and sewer. Willard will hold the infrastructure and will lease water from Bear River Water Conservancy. Mike Bastian explained that there is a 12" line on the shoulder of 89 with Pineview. They have been in discussion with Pineview and they will be able to use Pineview water shares and tie into that line for a pressurized secondary water source. Mike Bastian has been working with Doug, the engineer at Pineview. He is just waiting to hear which municipality he will be working with, depending on the annexation.

Mayor Mote asked if it will gravity-feed to Willard Land's lift station. Mike Bastian explained that it will gravity-feed to the existing lift station. In the sewer agreement, there is a part where the lift station will be improved in order for this property to be able to gravity-feed.

Colt Mund brought up section 5.1, *Final Project Plans*, is the provision regarding modifications to the preliminary plan, including maximum density. They are limited to 250 units no matter what happens to the land. The Mayor thinks there needs to be a change that limits it to 3 units per acre. If UTA claims some of the land, he doesn't want to see lot sizes shrink. Mike Bastian explained that they are discussing this with UTA, but

they cannot solidify details until it is decided if he needs to move forward with Willard or Box Elder County. Mike Bastian explained that lot size minimums are explained in the agreement, see Exhibit D, and cannot be made smaller than the required 13,000 square feet. Mayor Mote would like some clarification added to the agreement in section 5.1 regarding this.

Mayor Mote also brought up section 6.3. It states that 10% of all building districts must contain an ADU, and he asked for an explanation from Mike Bastian. During his application to the county, he explained that he has to provide different types of affordable housing, one being the town homes. He said, "When I worked with planning there, we came up with adding or requiring a certain amount to require an ADU be built within the unit. Then it has to meet the city's guidelines as to how ADUs are allowed." He explained that ADUs help supplement the monthly payment for the property. He said, "We're agreeing to make sure that when we build each phase in the single family--not the townhomes--but 10% of each phase, so if it's ten lots it will be one house, will have an internal or external ADU." He said they are developing plans that meet all the ADU requirements. The Mayor said he would prefer to have internal ADUs and Mike Bastian said most of them are internal due to cost and lot size.

Mayor Mote wanted to talk about the HOA with Mike Bastian. Section 7.5 discusses the HOA. Mayor Mote said he doesn't think HOAs work. Currently, there are a couple HOAs that aren't maintaining their open space, which has citizens coming to the city and asking the city to help make the HOA maintain their property. He asked Mike Bastian how this HOA will work differently than any other HOAs. Mike Bastian explained that this issue came up with the county commissioner as well. He said that the state has issued a maximum amount that can be charged for an initial reinvestment fee, which is 0.5% of the purchase price of the home. With this new rule, the HOA will gather more money and be able to uphold their responsibilities. Councilman Mund asked about the legislation about how HOAs are funded within the last ten years. He said, "I know that before that they couldn't do that. And now we had this discussion with one of the other development deals and the legislature changed that law a little bit so that that could take place to fund those, which wasn't a funding tool in the past." Councilman Seamons asked about having a review process once a year to investigate the usefulness of the HOA. Mike Bastian said they will do annual assessments. He said there is also a monthly payment due, and it can be adjusted to see if it is covering the costs of maintaining the open space. He said he has done this with other properties in Morgan, where he thought the 0.5% reinvestment fee was a lot, but it has proven to be helpful in funding the HOA. He said that if residents don't make the required payments, they won't be able to sell their property. He explained that the townhomes and single family homes will be in the same HOA but under separate sub districts with different fee schedules. Developers are held liable for setting up and funding the HOA before handing over the management. Councilman Seamons asked, "Is there any medium or process if this HOA collapses?" Colt Mund said, "Not in this development. Our master plan community zone ordinance allows the city to set up a probationary period where if it's not functioning then it's

turned over to the city. At that point, the city could create a special assessment area... The city does have an agreement for one developer to create a special assessment area and pay for those fees instead of using an HOA. But that is not in this agreement." This was also discussed during the Planning Commission. Colt Mund said he would prefer the agreement to say there is a one year probationary period, starting when the developer turns it over to the HOA. Councilman Mund said he would like to see a clause that allows the city to create a municipal service district in that area if the HOA doesn't work out.

Mayor Mote brought up the topic of Road Improvements. He said, "It referred back to the agreement on some of those items, but it should refer to our city standards. That would include our construction standards all the way through..." He doesn't want to see any trails or any infrastructure that is privately owned to end up falling into the city's responsibility without them being up to city standards.

Mayor Mote said he would like the Dark Sky Ordinance to apply to this new subdivision. Mike Bastian said he will ensure it gets updated to reflect the Dark Sky ordinance.

Mayor Mote also asked about assignment in section 13.3. He asked for an explanation. Colt Mund explained that if the developer wanted to sign their property or development rights that are less than their entire development, like a phase, they could just get only the mayor's approval to do that. He also explained that the state code is moving towards city councils being removed from this entire process. He said, "My conversation with Michael Huthins was, if we're going to sign it, the state is getting more toward an administrative review, so can we just have someone from the city staff or the mayor do this? So they suggested that language be in there." It was confirmed that it won't change any other part of the agreement other than the developer. The agreement runs with the land.

Councilman Braegger said the main concern he's heard from citizens is concern over the public works employees having to work the area, but the HOA should take care of things. He said police officers are going down there already, so there won't be much change there.

Mayor Mote asked if the open space on the west side of the property is usable space. Councilman Seamons said that area will be a flood control location. It might be a park, but it won't be anything that will have features that could be flooded and ruined. The MPZ requires it to be usable space to be counted as open space. Councilman Braegger said that land is wet in some areas, but it is not wetlands. The previous owner farmed hay there. He said when a detention facility is built, the structure will slightly change, but it could still be used as a soccer field and counted as open space. Mike Bastian said they have proposed a walking trail around the open space as well. They are working on direct access to the open space as well. He said they have many things in the works, and there is an idea of a retention pond with a walking trail around it as well. Bryce Wheelwright said the Historic Orchard Pathway trail will go right through this property.

Motion: Councilman Braegger motioned to accept the development agreement with the discussed changes. Councilman Seamons seconded the motion. All in favor. Motion passes.

- b. Discussion/Action on The Orchards rezone to Master Plan Community Zone.

Motion: Councilman Braegger motioned to direct the staff to create an ordinance that rezones the Orchards subdivision to Master Plan Community Zone. Councilman Seamons seconded the motion. All in favor. Motion passes.

- c. Discussion/Action regarding the approval to move forward with The Orchards Annexation.

Items a, b, and c go hand in hand. Colt Mund explained the County has already approved for this development to go in. Whether Willard City approves the annexation or not, the subdivision will still go in. Councilman Mund stated, "Because of the municipal district that was created down there, the sewer is going to the Willard/Perry deal because money was set aside by the state and they have been paying into that fund. So the question is, do we want to have that count as revenue for us, or do we want to split that with Perry?"

Mayor Mote said the county minutes said Perry contested saying that Willard City doesn't have that authority. At this point, it would be a 60-40 split between Perry and Willard. Willard would have to charge some sort of stipend because it uses Willard infrastructure. Colt Mund said the interlocal agreement doesn't clearly state that, so there could be another point of contention between Willard and Perry if this property is not annexed.

Mayor Mote was hoping to have more residents from South Willard present at this meeting. Councilman Mund said maybe the reason South Willard residents didn't come is because this property is far west, and many people don't think it will affect them very much if it is annexed into Willard city limits.

Bryce Wheelwright said when this notice first went out in South Willard, he did receive a phone call from Mr. Larkin, a landowner in the area. His only concern was that the storm water be contained on their property.

Mike Bastian approached the podium to answer questions and address concerns. Mayor Mote said the subdivision is going to happen whether it is annexed or not. If South Willard eventually becomes its own territory, then there is a piece that is part of Willard. If it doesn't get annexed in, then there is an 'island' of Willard within South Willard limits. Mayor anticipates these 'islands' will be forgotten, not intentionally, when it comes to services. He said it would be better if the plan is to eventually annex most of South Willard, if not, it could be a disservice to the residents living there. Mike Bastian explained that the open space will be an HOA community, so the city resources won't be

burdened. Mayor Mote said it is a big enough development that another public works employee will need to be hired if it is annexed into Willard City.

Mike Bastian said future landowners will probably want to annex into the city so they can tie into the sewer line. He said there is a good chance a lot of properties below 89 and above I-15 can't develop without tying into the sewer line because they have to be able to pass PERP tests. He said eventually people will need to tie into that line, and then the split between Perry and Willard will need to be figured out.

Councilman Seamons said the process of annexation means each one individually has to decide to annex into Willard. To him, the South Willard annexation is their issue, and they will handle it as it develops. He has spoken with some South Willard residents about the sewer line. He said Willard needs to have control of it. He doesn't want Perry City to have a larger chunk of the impact fees and everything.

Councilman Mund said that when they went to the State to get funding for the sewer plant, they were talking about funding for Regional plants. Willard could have been connected to Brigham City, but the Council didn't like the price structure on that deal. The other option was to build the current plant, which would be a regional plant in the future. The idea was that Willard could recoup monies that would go towards paying off the sewer. This happened back in 2008. Willard was granted the money to build the sewer plant in anticipation that other properties will eventually tie into it.

Councilman Seamons asked if it would benefit Willard. He stated that it fits in with the city's current annexation plan.

Motion: Councilman Braegger motioned to direct the staff to create an ordinance to annex the Orchards into Willard City limits. Councilman Mund seconded the motion. All in favor. Motion passes.

- d. Discussion/Approval regarding an amendment to the emergency access requirement for the Rob Braegger Subdivision located at approx. 100 South 400 West (02-054-0003).

Bryce Wheelwright explained that when this subdivision was originally approved, it was approved with an emergency access on 400 W going south through Lindsey Hansen's property and tying into The Orchards and then coming up to 200 West. They have since wanted to amend that emergency access to come up the north side of Lindsey Hansen's property and come out at 250 W. It has been reported that the access is currently hindering the irrigation water, so this amendment would help Mr. Hansen get more water to his land and still provides the required emergency access. There is an easement in place already. Councilman Mund asked, "If that was how we originally designed the emergency access, what does that do to us down the road as far as tying all those things together?" Bryce said, "It would stop the advancement of the road until Mr. Hansen develops." Mayor Mote clarified that the emergency access is required down there because of the number of the homes that have been built. It was confirmed that it will be a temporary easement until 400 W goes through. Originally they were going to put a

16 foot wide road base, but there is a spring above 400 W that would be cut off. There is no way to culvert the spring under the road without cutting out some property that is being farmed. It is currently a city owned easement. Colt Mund pointed out there is a temporary easement agreement from Lindsey Hansen granting an easement to Willard City, 25 feet for the purpose of emergency access. It states that this will stay in place until there is development completed for further access. Mayor Mote said he is okay with it until The Orchards subdivision is completed, at which point it will most likely need to be abandoned by Lindsey Hansen and a new connection will be built from the Rod Braegger Subdivision to The Orchards. Colt Mund read from the temporary easement, which states, "This is a temporary easement that will stay in effect until it is deemed necessary by further development and construction of city roads that will provide a second access for traffic." He is concerned about who will be responsible for the snow removal and maintenance of this road as it is not clearly stated in the easement. Mayor Mote stated it needed to be clarified who is to be responsible and it needs to be added to the easement. Rod Braegger said he would be willing to maintain the road so the city isn't responsible for it.

Mayor Mote said they could sign it with the contingency that when The Orchards subdivision is complete, Lindsey Hansen will be responsible for moving the gravel. Rod Braegger said he would take on the responsibility of moving the gravel when the time comes. Mayor Mote confirmed that the gravel would be moved to be back in line with 400 W when the Orchards Subdivision is completed.

The discussed contingencies: 1. Rod Braegger is willing to maintain the road, and 2. Once the Orchards Subdivision road is completed and titled over to the city, at that point the easement will be abandoned and Mr. Braegger will line the gravel up for The Orchards to be the second access point.

Motion: Councilman Mund motioned to approve the amendment based on the discussed contingencies. Councilman Braegger seconded the motion. All in favor.

- e. Discussion/Approval for Willard Land LLC. Development Agreement.

Lew Swain introduced the Water Development agreement, and said it was passed with the understanding that South Willard Development designated Blue Ox would be part of the agreement, but Blue Ox no longer exists. The document states they are currently heavily involved in designing the pump house. They felt the agreement should be modified so that it is with Willard Land LLC, but there is a provision that could permit the property owner of what was once going to be developed by South Willard Development come in and participate since they will be the ones benefiting. This change removed the party that no longer exists and they are able to proceed, but they could also add someone if they came in.

Motion: Councilman Mund motioned to accept the changes to the agreement, Councilman Seamons seconded the agreement. All in favor. Motion passes.

- f. Discussion/Approval for Willard Land LLC. Water Line Development and Reimbursement Agreement.

There are two updates on this agreement. The first being clarification that was added regarding the open space. The second was the change in the secondary water. Chris Davis met with UTA and DWR about the open space issue. UTA agreed to compensate the city for any loss of open space by virtue of surface improvements. This hasn't been written in the agreement yet but it is based on the meeting between Chris and the two parties. Chris Davis said Colt Mund might want to add that if there is a lessening of the open space, the Division of Water Resources would pay a fee in lieu of. The DWR has said they may put in pertinents, in which case they will want it fenced off and protected. Chris Davis said we don't know if it will ever happen, there's no way to be sure that the line will ever go through. Mayor Mote asked if it is an agreement between Willard and UTA or if it is part of their sales agreement? Chris Davis said he thinks Seth needs to be involved. If they have in their sales agreement that they will reimburse the city, that will take care of it. He instructed the council to make a motion that says when they have a sales agreement, the city gets to review it to ensure that there is a protection for open space and that they will pay a fee in lieu of if they do lessen the amount of open space.

Motion: Councilman Braegger motioned to direct the staff to work with the developer and make the changes to get the agreements ready to present to DWR to protect the open space. Councilman Seamons seconded the motion. All in favor. Motion passes.

Lew Swain explained that they had an agreement with Pineview to provide a secondary water system, but they sold all the secondary water that could be applicable to this property to Wolf Creek. This happened because nothing was in writing. When they were finally approved, Pineview water said they couldn't help as the water had been sold. He said they are working with Marriott, and they are working on an agreement in which Marriott will manage a secondary water system for the property. They have discussed this possibly not working out with Colt Mund, and the city engineer has indicated that the necessary amount of water for them to allocate to the city for the time being until they can figure out a secondary system, to use culinary water for the outside irrigation. It has been clarified in the agreement, that they will install the backbone for the secondary system, and it will be utilized as soon as they find an operator. It was explained that they have enough water rights, it is just how they divide them that needs to be figured out.

6. Minutes & Information

- a. Approval of the November 9, 2023, City Council Minutes.

Motion: Councilman Braegger motioned to approve the minutes from the November 9, 2023 City Council. Councilman Mund seconded the motion. All in favor. Motion passes.

- b. Approve the City Council and Planning Commission notice for 2024.

Motion: Councilman Mund motioned to approve the 2024 City Council and Planning Commission meeting schedule. Councilman Braegger seconded the motion. All in favor. Motion passes.

7. Financial

- a. Warrants, Vouchers, Reports

8. Department Reports

- a. Public Works

Chris Davis explained that Public Works would like to construct some kind of structure over the top of the lift station. It should cost less than \$20,000. Bryce and Payden are planning on doing most of the work themselves. He said that equipment shouldn't be out in the sun. They have been working with the city engineers on plans. It will be fully enclosed. It was suggested that Payden be asked to attend the next meeting to discuss this.

Mayor Mote asked Bryce to check with Zac about Betty Davis' property. He would also like him to contact Betty to let her know they haven't forgotten about her.

- b. Police Department

One of the trucks needs to be surplused. The JAG grant was spent on jackets for the officers.

It was discussed that as parts of South Willard are annexed, the police will need to begin patrolling that area. Chief Fielding is aware and they are prepared to do that.

- c. Fire Department

It was asked if the annexed properties will have a Willard City address or a county address. It was discussed that they will stay with the county. Councilman Seamons said it has not been fully determined and is under further discussion.

Van Mund said a couple vehicles need to be surplused. He is working on the details. The side-by-side is having lights installed.

9. Council Member Reports

- a. Mike Braegger

He thanked the community, particularly Chris and John, for providing food during the passing of his mother.

He said, "I've had some feedback from the citizens that think, because we've got three guys going out, and we shouldn't be doing anything. I disagree strongly with that. I think the business of the city needs to move forward no matter who's doing it or when they're doing it... I would just like to keep things moving forward."

b. Rod Mund

He spoke fondly of Mrs. Braegger and all her hard work for the history work and dedication she provided to Willard City. Mike Braegger said he would love for everyone to show up next summer and pull weeds at the cemetery to best honor her. She loved the old cemetery in Willard and maintaining it would honor her memory. Rod Mund said he thinks there should be a plaque at the old cemetery to honor Mrs. Braegger. He feels she deserves some recognition for turning the cemetery into what it is today.

Councilman Mund thanked John Seamons, Fred Ward, and Kaleb Kunzler. He said, "I want it on the public record that I gained a great appreciation for them while we were working here together. I look forward to working with the new people coming in."

He continued, "We can have a lot of differences of opinions about issues, but the only way this program works is if we put our animosity to the side enough that we can have good discussions about the challenges before us. So that's what produces the best solutions, is that discussion."

He also thanked Chris Davis for his hard work for Willard City.

c. Fred Ward

Absent.

d. John Seamons

Councilman Seamons thanked everyone for the Christmas party. "I want to let you all know that it was a great experience being on the council. My first time in public service and probably my last because I'm too old. Just thank you all. I am amazed at our community, and I just love it. I've been living here for 24 years and I looked at the fields of people within city government. We had ten candidates, and there was no other town in the county that fielded ten candidates for anything." He thanked the Council and the staff and the community for his opportunity to serve on the city council.

e. Kaleb Kunzler

Absent.

10. Next agenda items (January 11, 2024)

- a. Tuesday, January 2, 2024, 5:30 PM Swearing in Ceremony for the new Council Members.

11. Mayor's General Correspondence and Information

Mayor Mote thanked Chris Davis for his work for Willard City. He said, "I was scared to death when I came in and I was told that he was likely retiring at the start of my term. I was not sure how I would start off as mayor without a city manager. I asked him to stay at least to get us rolling, and he's stayed two years and has been a tremendous asset. He's given us a great education about our responsibilities here as a city. I'd also like to thank John, Kaleb, and Fred for

their service. We obviously don't agree on everything but I love Rod's sentiment that I hope we can disagree and still walk away and smile at one another and have a good community. It's the difference of opinion that digs out the best options and best plans. So thank you."

12. City Manager's Report

Chris Davis said he has loved working for Willard City. "This has been a great community, you've got great people out here. You're doing good things and you're looking out for the community. It's been an honor to work with these good people. It's been a real memorable time."

Colt Mund thanked the departing members of Council. He is thankful for the diligence of the community of Willard.

Consideration of Motion to Enter a Closed Session (if necessary) pursuant to UCA §52-4-205 (a) except as provided in Subsection (3), discussion of the character, professional competence, or physical or mental health of an individual; (b) strategy sessions to discuss collective bargaining; (c) strategy sessions to discuss pending or reasonably imminent litigation; (d) strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares (e) strategy sessions to discuss the sale of real property, including any form of a water right or water shares; (f) discussion regarding deployment of security personnel, devices, or systems; or (g) investigative proceedings regarding allegations of criminal misconduct.

At approximately 8:15, the Council moved into a closed session.