

The City Council of Willard City met on March 9, 2023, at 6:30 p.m. in the Council Chambers of the Willard City Offices, Located at 80 West 50 South, Willard UT 84340.

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

**Excused:** Fred Ward, City Council Member

**Staff Present:** Chris Davis, City Manager  
Theron Fielding, Police Chief  
Bryce Wheelwright, City Planner  
Van Mund, Willard City Fire Chief  
Susan K O Bray, City Recorder

**Others in Attendance:** Diana Baker, Rew Wiley, Ruth Ormond, Ken Ormond, Lindsey Wells, Travis Wells, Chad Braegger, and Lynn Beard.

**1. Call to Order**

Mayor Travis Mote, Council Member Kaleb Kunzler, Council Member John Seamons, Council Member Mike Braegger, and Council Member Rod Mund.

Time Stamp: 0:05pm

- a. Invocation-** Council Member Mund
- b. Pledge of Allegiance-** Council Member Kunzler
- c. Declaration-** None

Time Stamp: 1:21pm

**2. Open Period Comment**

There were no comments.

Time Stamp: 2:13pm

**3. Planning Commission Report**

Diana Baker, Planning Commission member reported the planning commission had a public hearing on a property rezone for Lynn Beard. She said the Planning Commission approved of the rezone and the subdivision. Diana reported that Bryce Wheelwright, City Planner talked about UDOT and the trail funding moving forward. She said at the next meeting they will be talking about The Palmer Barn. Diana

continued she had read someplace about a memorandum being put out about a subdivision in South Willard, the county wants them all annexed into cities. Mayor Mote explained the county rejected the MPZ zone that they had. The county does not have any infrastructure or resources to manage cities and they don't want to be in the city business. By having the MPZ zone available it was putting them more in the city business. They want people to annex into cities or create cities.

Time Stamp: 4:32 pm

#### **4. New Business**

##### **a. Representative Matt Gwynn regarding the 2023 Utah Legislative session.**

Representative Gwynn was unable to attend.

Time Stamp: 4:32pm

##### **b. Discussion Jason Burningham regarding the potential of an economic strategic plan.**

Chris Davis, City Manager introduced Jason Burningham with Lewis, Young, Robertson, and Burningham. Mr. Burningham gave a brief background to what he does. He said he spends most of his time doing investment banking and is a financial advisor out of Salt Lake City. He said he is always happy to talk about economic development. He continued to say he has worked in Willard on several things. Jason stated this is a specific expertise area that his firm has when it comes to economic development planning. He said they are not a planning firm, when they develop plans the whole intent of planning is to make sure they can be implemented and executed, and not just sit on the shelf. He said they also do investment banking, they raise capital for projects, public infrastructure, development projects. That is where their experience has been significant in that area of not only recognizing economic development opportunities, but putting plans in place that can be financially viable where they can draw capital into the projects.

Mr. Burningham proceeded to give his experience of what an economic development plan really looks like. He said his first thought is a one size does not fit all. He said sometimes he sees communities think if it works for the neighboring communities then maybe it is something they should pursue. He said there might be some reality to that but what he has found is that it doesn't fit every community. Communities are unique and have different demographics, and quality of life issues that are important to the community. Mr. Burningham stated he wants to see the community maintain the things that are important to the residence in terms of value. He said the second thought is an economic strategic plan is not a one and done document. He expressed that if it is strategically implemented, meaning that it is small, moldable, gets reformed, gets used, gets redirected, and gets challenged and you go through the process over time. It is not going to happen overnight; it is a much longer-term process.

Mr. Burningham indicated with an economic development plan you must have patience; you must look at the perspective of things what you do today may not fully get you where you need to be for 10 to 15 years into the future. He said if you think of it as a longer-term vision, mold it, and shape it as you need to it can be successful and a beneficial tool.

Mayor Mote stated you must have rooftops to draw business and that is not necessarily what the community wants is a dense housing market. Mayor Mote was concerned if the city does not do some economic planning and preserve places by default, there will be a lot of residential housing and a lot of pressure for multifamily housing particularly in the area that has been designated as commercial property. Mayor Mote said we have Willard Bay and it get about 800,000 visitors a year. He felt the city could build something off of that especially on 750.

Mr. Burningham stated there are some strategic opportunities whether they fit within the guidelines, the goals, or the community vision. The process of defining and refining that. He said the first step in the plan of this nature is to solicit input from the stakeholders. He said our group would come in a build a stakeholder group with individuals that are recommended and asked to participate in 3-4 town hall meetings. Mr. Burningham said they would put out a map geographically identify, and the type of individuals that are helpful in the community, people a good cross section of the different disciplines that are represented within the community. If you get a homogeneous pool of stakeholders a vision of what they would like to see happen. There are business leaders, local government, or elected officials. There are long term residents and shorter term residents, the idea is a combination of certain disciplines represented higher ed, if there is someone that has some expertise or some understanding of how higher education fit into the labor pool and is it appropriately being used. How is the businesses? Do they have the opportunity to grow? Is there stimulus or anything like that can happen? That is the first step is the stakeholder involvement meetings. He said there is 4-5 series of meeting to talk about specific ideas. Mr. Burningham felt exploring ideas in these workshops would help identify what are the strengths, weaknesses, and challenges that seem to be in the community.

Mr. Burningham established that rooftops are not the the only thing that could drive economic development, there are other opportunities that the city could look at. He said rooftops are merely plotting down in places and going after retail or commercial office. There might be strategic areas in the city or on the outskirts of the city that is ideal for mixed use. Jason continue to say maybe there is a more of a dense opportunity there that can build other types of infrastructure around it and still maintain the integrity of centralized community. Another reason for a stakeholders

work shops is this council will not be here forever thing change. Mayors and council members have a turn over every four years. And it is hard to implement strategical plans when there is a lot of turnover. Stakeholders are better at ensuring that a vision is maintained and adhered to when councils evolve and change. The stakeholders group are good at reminding the community about what those objectives were and what they are trying to have happen in the community. He said this is a starting point. He spoke in addition to that, one of the other fundamental things they do is a dive analysis of a SWOT analysis being strengths, weaknesses, opportunities, threats to look at all kinds of things. Concerning SWOT when it comes to population demographics socio economics, education issues, workforce, employment, proximity location and the ability to get from places is the ability to get services and all of those things. Mr. Burningham said it could be tourism driven because of the visitors at Willard Bay the confluence of what is along the

I15 corridor. Mr. Burningham asked what are the hurdles of trying to accomplish that you want.

Once it is identified, what is keeping you from doing it now. Rooftops is going to be a big deal if what the design or the ideal of what you want to become is the retail center of Box Elder County. He gave an example of Farmington station and how that came to be and that Bountiful and Layton tried for the same idea and it wouldn't work because of regional geographics, it is a destination thing. He asked what is Willard unique opportunities, threats, weaknesses and strengths? It then aligned with what the community stakeholders want. Start formulating the plan and what they want to accomplish in these areas.

Mr. Burningham said another process is to do a sales tax leakage or capture analysis. He said capture analysis is the idea that all of us are consumers. wherever we live, we're consumers of goods and services, simple everyday services as well as luxury items or furniture or cars or whatnot. We have disposable income, some more than others, some maybe not as much as others. but we still have disposable income that we spend on goods and services. A capture analysis is really trying to identify what your demographics are, and where are those sales dollars being spent, we've got a pretty good metric across the state of Utah, of where most of our disposable income goes, whether it's housing, whether it's groceries, whether it's clothing, whether it's house, household goods, whether it's supplies, etc. Another one is location quotient analysis the same as like a sales tax analysis for retail. It's for industry and office. It's basically workforce. It's Labor driven. It is the same idea of are you capturing as much as you really could? Or are most of your residents leaving every day for jobs? Most of those are leaving the community as far away as however far it might be. But certainly leaving

Willard probably for their employment each day. It is an important element to determine what kind of opportunities exist there within the employment sector.

Mr. Burningham explained if it's pushed only from the city, it's harder to have full buy in. If it's pushed by a bigger consortium of by hand stakeholders it's part of the city's drive, but it's got other people that are influential, that are saying, This is what we need to do, it will be so much more meaningful. Then you take it to the community again and show them the plan. Before it is finalized it will have more input and have a few more public meetings. He said they will go through the nuts and bolts and all of those things and answer questions address things that might have been missed. He stated it has got to be used, it's got to be pulled out. It's got to be reviewed at meetings, Those stakeholder groups should continue the process of meeting and advising and directing, and even revising certain elements of the plan that now with better knowledge isn't what you thought it was going to be. You need to change some of the course of that direction so far. The cost can be a \$15,000 to \$20,000 plan or it could be \$100,000 the scope are that different depending on the vision and what you want to accomplish. Mr. Burningham stated the \$40,000 to \$60,000 for a community of Willards size. This is the right level of costs based on the scope of service that will be done. Some of the resource for financial help are Wasatch Front Regional Council does grants for these type of things with proportional sharing by the city.

Mayor Mote stated the city council is finishing up the general plan now and had some of these discussions through the general plan process. There seems to be a commitment for economic development by the Willard Bay area and Hwy 89. He said he is intereted in once these have been identified how do we reach out to landowners and to companies to start encouraging them. We already have zoned a transit oriented district that would have a mix of housing and business. UTA has been working with this potential stop, which may be years down the road. He asked how does the city encourage people to come and take a look at Willard and make those contacts.

Mr. Burningham stated having discussions with the landowners determines their willingness and their ability to participate or sell. And all the things that you've mentioned, is the zoning in place is the infrastructure in place, etc. It's a package, then I can take it to a lot of developers, I can take it to a lot of banks, I can take it to a lot of financial institutions to say, here's what we want to accomplish. As part of our plan, we do use a real estate group. The Coldwell Banker group they deal in, the retail space, Stewart Thane is his name. And he's got a group of individuals that represent by far the most national credit tenants in our marketplace. Now, their retail, they're mostly a retail focus. When we identify a specific location, you're talking about on 750, or where it would be, we would actually go in there, plan with them and probably come up with a

site plan, where we would say, here's the type of uses that could go in there. He said he would even take it to the International Shopping Center in Las Vegas. More fundamental to that is identifying a developer that could come in, buy the land, and develop the property. But we use Stewart Thayne Group to identify specific tenants, a group of them, and of who could fit in that space, given the demographics. Now they know they're driven by rooftops, some of it, but they're also driven by traffic counts. And they're also driven by destination, and by proximity. He felt there would be a handful that would fit well in that place. You won't see a tenant develop their own place. That is not the business they're in.

Mr. Burningham spoke of the deliverable would be what define, what you need in order to market and sell that. It isn't just the prospectus it is their infrastructure that's needed as part of it that has been identified. Maybe there's some tools that you use to put it in. Developers are looking for that one two page that tells them, how much acre? how many acres? What's this? What's the dollar cost? What the price of the land is, and then they look at a site plan, even though they would want to change that most likely, but they can start seeing a vision. He continued what developers would be interested in those components, if you could show the vision of how they get put together, you know, what do you need, from a developer's perspective, they need to know there's land available? And what's the cost? They need to know? Is there infrastructure available? zoning, is it zoned already? Can I build on it? And where we bring in is the economic is there demand? Could we put so and so into that location, what would we need to accomplish that we use Stewart Thayne's Group on the retail side. On the office side, there's a number of CBRE others who we work closely with but there that's the implementation side that I think is very much part of the plan.

Council Member Seamons stated Willard City has a lot of things in the area that we might be able to work on. There seems to be some focus on Willard Bay. He said he didn't see a path of how to get there. He asked if this was something that his firm could help with.

Mr. Burningham stated that is the idea of economic strategic plan if that is an initiative. Some of the next steps are, to determine property ownership, determine what types of uses might fit in there, all of which would be addressed with, the analyses that are done the SWOT analysis, the sales tax, leakage analysis, the location quotient analysis, the things that are really what these tenants look for, they're trying to figure out where the location is the best fits them.

Council Member Mund said the \$40,000 to \$60,000 range is a good number for Willard. He said we are coming up on budget time and this is something we need to look at.

Mayor Mote stated the funding is something we need to investigate and compare it with the cities finances.

Mr. Burningham stated the the funding cycle is quarterly. He thought the legislature restock the rural program, they have a fair amount of money. He said before he concluded is wanted to mention that the city should include a tax increment area, even if it is to just identify the taxes that would come. If you create a district, you can actually dedicate those resources and potentially even the county, the school district and others, to use some of that tax base as an incentive, either to put infrastructure in place, or even to reimburse yourself for the cost of planning, administering it, and so forth. So based on that, you're really incentivizing that, to pay you for the legwork and the planning and the development, you're, you're really acting as, as the facilitator to get that development, but then getting paid back by the project itself.

Chris Davis, City Manager asked if the City Council wanted to pursue it and find out if we can get the funds.

Mr. Burningham stated if you're going to seek grant money you could detail the scope, specific scope and itemize it specifically so that when you go talk to go Utah or Wasatch Front, you've got a definitive kind of a scope of service of what you're trying to accomplish.

Chris Davis thought Lincoln Shurtz could help with this.

Mayor Mote said the only place we have to support Willard Bay is Flying J. He said there could be a lot more we could do to support them.

**Time Stamp:** 56:05

#### **4c. Report from Jones & Associates on the HOP's Trail**

Adrian Moreno representing Jones & Associates addressed the council members to explain the attached mapping for the HOPS trail. (See attached maps of the HOP's trail).

These are the items that are left for change/coordinantion in the concept plan:

1. Road centerline adjustment through the S-curve from stationing 65+50 to 67+50 on the plan set.
2. J&A to coordinate with Box Elder County about finalizing the trail through Box Elder County & financing agreement.
3. J&A to coordinate with Kurt Young about financing the trail through the Deer Run Subdivision.
4. Mayor Mote mentione if the HOPS trail construction timeline does not align with the timeline of Deer Run Subdivision woud UDOT allow for a teporary solution

util it an be replaced per the development agreement. J&A to coordinate with UDOT for a response.

**Time Stamp:**1:29:24

**4d. Award Surplus bid Winners**

Chris Davis stated that Susan had prepared a bid sheet from the highest to the lowest bids. He stated Mr. Buttars has given you an intial bid on four pieces of equipment plus the backhoe which was not included in this group. The Kubota mower, Massey Ferguson tractor with accessories, zero gravely turn mower. This is the bid offer from Buttars and requires the backhoe to be part of that. Chris stated Buttars offer is significantly higher that what the combined offer on all of those on the closed bids. CouncilnI Member Kunzler said he has a conflict of interest becuae he placed a bid. Chris Davis said it is only on the one item you bid on.

Council Member Seamons felt they should accept the Buttars bid because it more than the sum of everyone elses bids on the winner bid sheet.

Time Stamp

**Motion:** Council Member Seamons moved to approve the Buttars Tractor bid of \$39,500. To include the Massey Ferguson Tractor with attachments, Kubota Mower, the zero gravely mower, and the backhoe. Also include the remaining bids excluding the Toyota Tundra. Council Member Braegger seconded the motion. Council Member Kunzler, Braegger, Seamons voted yes. Council Member Mund voted no. **Motion carried.**

**Motion:** Council Member Braegger moved to accept the Toyota Tundra bid. Council Member Seamons seconded the motion. Motion carried.

**Time Stamp:** 1:39:39

**4e. Discussion/Approval of Ordinance 23-02 amending the Conditioal Uses 2-105.**

**Motion:** Council Member Mund moved to approce Ordinance 23-02 amending the Conditional Uses 2-105. Council Member Seamons seconded the motion. Roll call vote.

Council Member Kunzler Yes

Council Member Mund Yes

Council Member Braegger Yes

Council Member Seamons Yes

**Motion carried.**

**Time Stamp:** 1:40:44



**4f. Discussion/Approval of rezone approximately 7.423 acres located at approximately 750 N. 200 W. from A-5 to Commercial General and approximately 2.207 acres located at approximately 481 N 200 W from A5 to R ½. Applicant Lynn Beard.**

Chris Davis, City Manager said at Planning Commission last week there was a presentation on a proposal to create a conservation easement on the property and subdivision land. The drawing in your packet is what the actual layout of what it would look like if approved. The property Mr. Beard owns from 200 West to his boundary and on the south side to 750 N will be commercial general. They own the other parcel at 200 West right by the bridge. He wants to create 4- ½ acre lots and that would be the rezone of R ½. The future land use map shows it should be three. With the density he is proposing and everything that would probably be less than that. Mr. Beard wants to put the rest of the property aside from those two parts into a conservation easement. He wants to keep that property open.

Mr. Beard said his goal is to keep most of it open at 750 north and put townhomes on one acre at 750 north and 200 west. The rest of will be open on the rezone. He said at one time, everything was 750 North so somewhere down the line, my heirs if they ever decide to do something they could, but it will never be developed in his lifetime. The commercial property will not be a part of the conservation. Mr. Beard stated it would be exceptionally low density. He said he put the townhomes where he would use the least amount of property, and the driest spot on his land.

Council Member Seamons stated this is a big piece of our community. The conservation easement doesn't allow a street to go through it.

Council Member Braegger stated it is swampland and you would not want to put a street on it.

Mayor Mote asked if he thought about putting the townhomes on all the other little parcels rather than a corner lot. Looking at economic development, the city could develop into a small gas station, something that may be a more desirable commercial development spot than if you moved it to the south or west.

Mr. Beard stated his goal is to keep as much land as possible, and it is much drier. Mayor Mote felt this was a good project and would like to see more development like this come to the city. This is a recommendation from the planning commission and is subject to us and or the city attorney being able to review the easement deed to ensure there are no issues for the city. He stated if an easement isn't maintained there needs to be arrived enforcement. Utah open lands who own that would need to be able to impose upon the owner to maintain it in some fashion or the city would need to have

that. He felt the city could do it through the nuisance ordinance. There will be some stipulations in that easement on the property.

**Motion:** Council Member Mund moved to approve the rezone and townhomes for Lynn Beard. Pending a review of the city attorney for the easement. Council Member Kunzler seconded the motion. Motion carried.

**Time Stamp:** 1:53:10

#### **4g. Discussion on the Willard City Vehicle Policy.**

Chris Davis has talked with several cities about their vehicle policy. They have told him to keep it short. He said Council Member Ward indicated he could not attend the meeting. Council Member Ward was concerned about vehicles being outside of Willard City when they were in the city vehicles. Payden Vine has a city vehicle, and it is part of his compensation package. This is the vehicle the guys are in if they are outside.

Council

Council Member Mund stated that Council Member Ward had called him and said as long as that is the case he had no issues with it. He didn't want that to be the primary vehicle to go to lunch and he said if you are going to lunch most of the guys drive their own cars up there anyway. He also said there are all kinds of facilities up at that shop for lunch, microwaves, break table, and refrigerator. Council Member Mund stated when he was in the city government before he said he had people come up to him and say, "do those guys ever work?" They are always riding around together in the truck because they go to lunch or go to Flying J and get a drink. This is the public's impression of what was going on. He said he thought that was where Council Member Ward was coming from in his comments.

Mayor Mote asked to have the vehicle policy added to the next meeting.

**Time Stamp:** 1:57:44

#### **4h. Discuss dates for the Willard City Spring Clean-up May 19-20 & 22 (free dump day)**

Chris Davis stated he had a meeting today with Republic Services. He said they are willing to provide the dumpsters for the spring clean up. It was decided to have the clean up days on Thursday, Friday, Saturday, and Monday until noon, and then they will have time to come pick all of them on Monday after noon and take them to the landfill.

**Time Stamp:** 2:02:31

## **5. Approval of Minutes**

### **a. Approval of the February 23, 2023 City Council Minutes**

There were a few corrections to the minutes.

**Motion:** Council Member Seamons moved to approve the minutes with changes. Council Member Mund seconded the motion. Motion carried.

**Time Stamp:** 2:06:49

## **6. Financials**

The payment approval was signed by the Mayor and Council Members.

2:06:49

## **7. Department Reports**

### **a. Public Works**

Chris Davis stated that Payden Vine would not be at the meeting they have been out all night plowing snow. He said we have 578 meters paid and the registers are not functioning, which means we have 300 of the new meters that we are going to be putting in that you have authorized and we owe. That leaves about 300 short. It is about \$40 more expensive if you replace just the register. There is one cost if you replace the whole meter it is \$40 more. This is something that will need to be talked about moving forward. Payden would like to take out the green park strip and the area that is west and south of the building and put cobble rock in there. We have had a continual leak out there so it will save on water.

**Motion:** Council Member Mund moved to approve removing the parkstrips and replace with cobble rock. Council Member Braegger seconded the motion. Motion carried.

Chris stated the city is using Redmond salt mixed with salt. He said the city has 500 sandbags. Chris visited with Larry Holmes and he said there are people who have pods around the city that also have sandbags. Chris called the provider of sandbags you have to buy 2000 sandbags at a time for \$290.00. He said we have sand in a 10 Wheeler up at the shop. There is also sand that had been at the ballpark that was removed to put in the new fall material.

Mayor Mote suggested that 6000 sand bags be ordered. Chad Braegger offered to get the sand and dump it on the south side of the church across from the fire department and put a tarp on it. He also has some pallets for the city to use. It was agreed to meet

there Saturday at 9:00 am and fill the bags. It was put on Facebook for the residents to know how they could get the sandbags.

**Time Stamp:** 2:37:06

**b. Police Department**

Mayor Mote stated that he has noticed people have been slowing down. It has made a big difference on 200 west. Chief Fielding got an email about the new trucks that are being built. It will be a few more months. Norma is half way through her FTO. Everything is going well. Mayor Mote stated Karma Gregerson she was worried about being able to get into her yard last night in the snow and stopped. Jordan was out patrolling and asked him if he would follow her in just to make sure she got there. He then carried her stuff into her house and then shoveled her walk. He went way above and beyond and so thank him for us she was very appreciative of that.

**Time Stamp:** 2:41:51

**c. Fire Department**

Chris stated the Chief gave him a total of calls they have had in the last 2 ½ months. He said January had 22 calls, February 21 calls and March 6 or 7 calls this morning. Van is working on getting our agreement to the county.

Mayor Mote stated it has been several years since it has been updated and we know we are being underpaid. He said the city needs to jump in and make sure they understand what we do for them and south Willard.

**Time Stamp:** 2:43:48

**8. Council Member Reports**

**a. Mike Braegger**

Nothing to report.

**b. Rod Mund**

Council Member Mund asked how the first garbage day pick up was. Chris stated it worked out good. Council Member Mund asked about updates on the easement down by Willard Bay. Mayor Mote stated He would like the city to purchase that easement through there to assure that someday there will be a frontage there. This will affect the Wells family because they own property there. With the issues with Willard Bay the County has had this on the Master Road plan for a while from Bear River Bird Refuge all the way to Willard. The county has a road on their master road plan they are looking at

some funding to preserve the right ways through that area. Mayor Mote was sure the county would talk with him more as it develops, they are very interested in making sure Willard has public access through because without public access through the park, the whole thing is out the window. Mayor Mote asked Chris to talk with Sott Lyons and Commissioner Lee Perry. Commissioner Perry has been involved in some discussion with Perry City on this. It would be worth talking with the two to make sure what the county's plans are.

**Time Stamp: 2:47:48**

**c. Fred Ward**

Absent.

**d. John Seamons**

Nothing to report.

**e. Kaleb Kunzler**

Nothing to report.

**9. Next Agenda Items (March 23, 2023)**

(1) Vehicle Policy

**10. Mayor's General Correspondence and Information.**

Mayor Mote stated he has a conflict of interest on this. The city has obtained some irrigation shares from Buckskin Land and Livestock. Kurt Young. Those irrigation shares haven't been transferred at the irrigation company yet. Because there's a block of them and they're in three different ditches and Kurt young didn't define which ditch the shares were coming from. He did request to lease them back for a year to avoid disruptions in irrigation. And also, Kelly facer needs to get the irrigation schedules developed and printed. I am a lessor of some of those shares, so whatever Kurt's decision could affect me in the future, but what he's asked is he can lease them back.

Bryce Wheelwright , City Planner stated Mr. Young kept some water shares for himself. He still owns quite a few shares. He turned everything over to the City that he didn't need. He did a memo and sent it to the irrigation company that defines what he did. From where, and which ditch the shares came out of.

Mayor Mote stated that is not what he told him today. Bryce Wheelwright talked with him in the afternoon. Irrigation company needs to get shares out. And typically we would lease, we would advertise those and rent them out, we don't have time to do

that really what we need to do is next year put on our schedule January one, to look at our shares and then advertising for rent. With Kurt's offer just to rent them back this year. That seems like a reasonable offer to me. But again, I'm involved, because I'm an irrigation director, and because I rent shares from Kurt. I don't know how you want to handle that.

Council Member Kunzler stated he knows what the value is of the shares we have had, with the shares he is providing. He wants to lease them for a year.

Motion: Council Member Kunzler moved to approve leasing the irrigations shares for the amount approved. Council Member Council embr

Chris Davis stated some of those kind of shares can be taken down to the state engineers office, then they decide what the value is.

Mayor Mote stated his is a share in a company. And so you cannot divide out that water out of the company's water per se and let them agreement of the company. And so that's what makes us more difficult is your you only own your own a piece of stock. And we're trading stock of water, which in my opinion, the city shouldn't be in that business. If if somebody has water, we should have them put the irrigation system in to use the water. Looking down the road, this is going to cause a lot more complications for the city and irrigation company. If we were to keep going down this road.

**Time Stamp:** 2:57:25

#### **11. City Manager's**

Chris stated Council Member Wards son Russell who has a 1994 truck. talked to Russell Ward, Fred son. He said he's got between 80 and 88,000. It's got a better kind of engine in it as diesel, six speed. It has two new front tires. It has a dump bed has a 10 foot plow. As a tarp doesn't have a sander. Fred asked to put it up to the city council and see if they wanted to buy it. He wants to get about \$20,000. The other truck has already been ordered. Council Member Braegger was concerned about maintenance and day to day use aqnd not able to find parts woud be tough.

Follow up memo from Chris Breinholdt on the Perry Sewer for the Perry Development. Council Menber Mund would like to have Chris Breinholt at the meeting in the next two weeks.

Chris Davis talked about the grant the city is receiving from the state. He wanted to know what it meant to encumbered the funds, whether or not there had to be a contract awarded by that time. He said no. So I've sent an email to Cami at Child Richards, to be able to set up a specific account that's designated for that. The grant has a number on it. And we can designate it that way.

**Time Stamp:** 3:05:43

## **12. Closed Session**

There was no closed session.

## **13. Adjournment**

**Motion:** Council Member Mund moved to adjourn. Council Member Kunzler seconded the motion. Motion carried.

**Time Stamp:** 3:06:25