WOODLAND HILLS CITY COUNCIL
WORK SESSION
AND
CITY COUNCIL MEETING
MINUTES - AUGUST 25, 2026

Woodland Hills City Center
690 South Woodland Hills Drive, Woodland Hills, Utah 84653

The Woodland Hills City Council held a Work Session followed by a City Council Meeting on Tuesday, August 25, 2026, beginning at 6:00 p.m. at the Woodland Hills City Center. The meeting was conducted in person with electronic participation available as reflected below.

WORK SESSION
Mayor Hillyard opened the Work Session at 6:00 p.m.

Present: Mayor Hillyard, Council Member Lunt, Council Member Roden, and Council Member Malkovich**.**

Excused: Council Member Hutchings and Council Member Johns.

Staff: Community Development Director Ted Mickelsen; Code Enforcement Officer/Planning Commissioner Chair Wayne Frandsen and Recorder Jody Stones.

Public Present: Blake Leonelli

1. Waste Management Presentation – Blake Leonelli

Blake Leonelli, Government Affairs Representative for Waste Management (WM), provided the Council with an update regarding the City's recycling program, current recycling trends, and available educational resources. Mr. Leonelli explained that Woodland Hills recycling material was transported to WM's Material Recovery Facility (MRF) in Salt Lake City, where recyclable materials were processed using advanced sorting technology. He emphasized that recyclable material collected from Woodland Hills was being processed rather than routinely disposed of in a landfill.

Mr. Leonelli reported that WM had observed a decrease in recycling weights and noted that some recycling containers were not being regularly utilized. He advised that, based on these trends, the city could consider changing recycling collection from weekly to every other week. He stated that such a change could reduce collection costs and unnecessary truck trips while continuing to provide recycling services. He clarified that WM was not making a formal recommendation but was providing the Council with information regarding current collection trends.

Council Member Malkovich suggested that WM participate in Woodland Hills Days with a booth or other educational outreach regarding recycling. Mr. Leonelli indicated that WM would be interested in participating, although the timing for the upcoming event could make participation difficult.

Council Member Roden noted that some residents may assume that recyclable materials ultimately end up in the landfill and stated that additional public education would be beneficial. He also expressed support for exploring an adjusted collection schedule, noting that collecting partially filled or empty containers caused unnecessary impacts on vehicles, equipment, and roadways. Council Member Roden suggested that the city consider a seasonal or hybrid schedule that could provide more frequent recycling service during the holiday season, when cardboard and other recyclable material increased. Mr. Leonelli indicated that a seasonal schedule, including increased service during November, December, and January, could be explored.

Mr. Leonelli invited the Mayor and Council to tour WM's Salt Lake City recycling facility. He explained that facility tours could help Council Members better understand the recycling process and provide residents with accurate information. Council Member Malkovich expressed support for a tour and agreed that it could assist with resident education.

In response to Council questions regarding educational resources, Mr. Leonelli explained that WM had technology available to identify contamination in recycling containers and notify residents when unacceptable materials were placed in a container. He reported that Woodland Hills' recycling contamination rate was approximately 24 percent and stated that WM could provide monthly reports to the City. He also indicated that WM had social media materials and educational information that could be shared with residents.

Mayor Hillyard asked about recycling commodity markets. Mr. Leonelli explained that major commodities, including cardboard, aluminum, plastics, and paper, continued to have end markets, although some commodities could temporarily have a negative value when processing costs exceeded disposal costs. He stated that WM continued to process recyclable materials and locate end markets even under those circumstances.

The Council also discussed contamination caused by plastic bags. Mr. Leonelli explained that WM was testing technology capable of processing certain plastic bags, but residents should continue placing recyclable materials loose in recycling containers rather than bagging them. He noted that public education remained important because residents could misunderstand messaging regarding which plastic bags were recyclable.

Council Members Lunt and Malkovich asked whether WM could provide educational videos, recycling best-practice materials, and other content for distribution by the City through social media and the City newsletter. Mr. Leonelli confirmed that WM had educational materials available and noted that the City could also develop Woodland Hills-specific content during a tour of the recycling facility. Council Member Roden expressed interest in producing City-specific educational content so residents could see that City officials had personally toured and reviewed the recycling operation.

Mayor Hillyard reviewed the City's current residential collection charges, stating that a standard garbage container costs $18.50 per month, an additional garbage container cost $15.00 per month, and a recycling container costs $24.50 per month. He noted that changing the recycling collection frequency could substantially reduce recycling costs and increase resident participation. Mr. Leonelli agreed that a lower cost could increase participation and stated that WM was interested in exploring options that would maintain recycling opportunities while improving efficiency and cost-effectiveness.

Mr. Leonelli concluded by reiterating WM's willingness to assist the city with community events, public education, recycling information, and a future facility tour.

2. Phase 2 Waterline Presentation – Ted Mickelsen

Public Works Director Ted Mickelsen reviewed the proposed Phase 2 waterline replacement project. He explained that the project would replace approximately 15,000 linear feet of aging waterline, much of which had reached or exceeded its anticipated 50-year useful life. He stated that most of the existing lines were six-inch ductile iron pipe installed in the 1970s, and that corrosion and installation conditions had contributed to recent waterline failures. Mr. Mickelsen stated that the City was operating on "borrowed time" with portions of the existing system. The proposed project would also include roadway resurfacing and improvements to pressure-reducing valves, hydrants, valves, and other components of the water distribution system.

Mr. Mickelsen explained that the project had been divided into two sections to evaluate funding alternatives. Phase 2-1 generally included Mapel, Mountainvale, East Lakeview, and East Valley View, while Phase 2-2 included Schoolhouse, Highline, Skylake, Homestead, and a portion of Settlement. He stated that the two sections were comparable in cost.

Mr. Mickelsen advised that the City had already identified and estimated the project scope and was now determining how to fund the improvements. He estimated that securing funding could take six to twelve months, followed by about six months for design and an additional six to eight months for construction. As a result, construction remained over a year away, potentially longer, depending on the funding process.

Mr. Mickelsen reported that the city had pursued a federal congressional earmark through Congressman Burgess Owens' office. Although the City had initially sought a substantially larger amount, an $850,000 federal appropriation had advanced through committee and was awaiting further congressional approval. The City had also identified approximately $500,000 in available water capital funds that could be contributed toward the project.

Mr. Mickelsen reviewed financing that could be available through the Utah Division of Drinking Water, including long-term revolving loan funds, possible grant assistance, and reduced- or zero-percent interest financing. He explained that state assistance was generally evaluated in conjunction with an "affordable water bill" calculation. The City's average monthly water bill was approximately $127, while the State's calculated affordable level for the City was approximately $132. Because additional debt would require increased water revenues, the City could potentially qualify for grant or subsidized financing, although the amount would not be known until an application was submitted.

Three primary project alternatives were reviewed. Option 1 contemplated completion of the entire Phase 2 project. Option 2 contemplated completion of approximately one-half of the project. Option 3 contemplated completion of the project except for the Homestead and Settlement waterlines. Mr. Mickelsen also presented scenarios both with and without receipt of the proposed $850,000 federal funding.

Under the assumptions presented, completing the entire project with the federal funding and a $500,000 City contribution would require approximately $4.1 million in additional financing and could result in a monthly water rate increase of slightly more than $30. Without the federal funding, the estimated increase was approximately $36.50 per month. Completing approximately half of the project was estimated to require an increase of approximately $10 per month with federal funding or approximately $16.50 without it. Completing the project, except for Homestead and Settlement, was estimated to require an increase of approximately $25 per month with the federal funding or approximately $31 per month without it. Mr. Mickelsen emphasized that the estimates assumed no additional state grant assistance and could change depending upon the financing package ultimately offered.

Council Member Roden asked how the state funding process worked and whether the city would know the amount of available grant assistance before committing to the project. Mr. Mickelsen explained that the city would first submit a project and funding request to the Division of Drinking Water. State funding staff would then evaluate the application and determine the mix of grant and loan funding available. He stated that the city would not know the final funding package until the application process began.

City Recorder Jody Stones asked whether the projected rate increases would apply only to the monthly base charge and standby fee, or also to water usage rates. Mr. Mickelsen explained that the figures had been modeled as adjustments to the base rate for simplicity, but the city could instead use a combination of base-rate and tiered usage-rate adjustments.

Council Member Malkovich noted that the prior Phase 1 waterline project had resulted in an approximately $28 water rate increase and observed that the estimated increases associated with the current project were not substantially outside the range of the previous project. Council Members Malkovich and Lunt also acknowledged the impact that additional utility costs could have on residents, particularly those with limited or fixed incomes. The Council discussed balancing affordability with the need to maintain reliable drinking water, adequate fire protection, and a dependable water distribution system.

Mr. Mickelsen explained that if the city were to complete only one of the two project sections, he would recommend beginning with Phase 2-1 because those lines were generally older and the area had experienced more recent waterline breaks. He also noted that the Homestead and Settlement lines were among the newer lines remaining in the system and had not experienced the same problems. Those lines could potentially remain in service for several additional years.

The Council discussed whether delaying Homestead and Settlement would ultimately lead to higher costs. Mr. Mickelsen stated that larger consolidated projects generally provide efficiencies and that construction costs have historically increased. He also explained that emergency waterline repairs were substantially more expensive per foot than planned replacements. Council Member Roden asked whether emergency repairs occurred while the city pursued project funding, which would reduce the $500,000 identified for the project. Mr. Mickelsen responded that emergency waterline repairs were funded through a separate annual water maintenance budget and that the identified capital funds were intended for the replacement project.

Council Member Malkovich discussed the importance of reliable water infrastructure for public health, fire protection, and roadway safety. She also suggested that before a final rate decision is made, the City should provide residents with detailed information about the project, potentially through a town hall meeting followed by the required public hearing. Mr. Mickelsen emphasized that the figures presented were preliminary and subject to change, and that he was seeking Council direction on which project scope to submit for funding consideration.

The Council discussed Options 1 and 3, with concern expressed regarding completing only one-half of the project. Council Member Roden stated that he preferred to begin the funding application for the entire project and then reduce the scope later, if necessary, after the City learned what grant and financing assistance was available. Council Member Lunt similarly expressed concern with Option 2 because it would leave a significant portion of the older waterlines and associated roads unaddressed.

Mr. Mickelsen further explained that the anticipated project would replace not only the waterlines but also associated hydrants, valves, pressure-reducing valves, and other system components. Council Member Roden emphasized that the Council was not taking the potential rate increase lightly but believed it was preferable to seek initial funding for the larger project and then adjust the project based on the financing ultimately available.

Council Member Malkovich summarized the anticipated benefits as improved water quality and reliability, reduced repair expenses, improved road conditions, and increased reliability of water service for fire protection. Mr. Mickelsen stated that, based on the Council's discussion, he would begin pursuing the larger project option.

Mayor Hillyard confirmed that the Council Members present supported proceeding with Option 1, the full Phase 2 project, for purposes of the funding application process. The mayor directed Mr. Mickelsen to proceed with Option 1, with the understanding that the project scope and financing could be adjusted as additional information became available and that any future water rate increase would be considered through the required public process.

3. Update on Road Funding – Ted Mickelsen

Mr. Mickelsen provided an update on the project's financing. He explained that the Council had previously authorized funding of up to $1.4 million and that Zions Bank had solicited financing proposals on the City's behalf. Four bids were received, with interest rates ranging from approximately 4.43% to 4.74%.

Based on those rates, Zions Bank recommended that the city also consider financing through the Utah State Infrastructure Bank, a revolving loan program administered by the Utah Department of Transportation. Although the project did not have a direct connection to a state transportation facility, UDOT staff encouraged the City to submit an application because funding was available. Mr. Mickelsen reported that he and Mayor Hillyard attended the Transportation Commission meeting and that the City's application was approved.

The approved financing provided a 10-year term at an interest rate of 3.48%. Mr. Mickelsen estimated that the lower interest rate would save the city approximately $75,000 over the life of the loan, along with an additional estimated $8,000 to $10,000 in closing and origination costs.

Mr. Mickelsen further explained that repayment of the loan would come from sales

4. Change Order for Road Project – Ted Mickelsen

Public Works Director Ted Mickelsen provided an update on the City's road improvement project. He reported that after pulverization began in the Loafer, Eaglenest, and Grizzly areas, the contractor encountered previously unknown subgrade conditions, including significant clay and areas with little or no apparent road base beneath the asphalt. In some locations, vehicles were creating ruts 12 to 18 inches deep because the underlying material could not be adequately compacted. Mr. Mickelsen stated that the most severe conditions were along the west side of Loafer, with additional problem areas on Eaglenest and Grizzly.

Mr. Mickelsen explained that the contractor and city staff developed a plan to stabilize the affected areas before paving. The repair work would require excavating the unstable material to depths ranging from approximately 8 inches to 2 feet, installing geotextile fabric and geogrid, and replacing the removed material with a suitable road base. Because these conditions were not known until the roadways were pulverized, the additional stabilization work was outside the original contract scope and required a contract amendment.

To offset the additional cost of repairing the soft spots, Mr. Mickelsen recommended modifying the treatment planned for several remaining streets. Rather than fully pulverizing and reconstructing those roads, the city would perform a mill-and-overlay treatment, removing portions of the existing asphalt surface and placing approximately two inches of new asphalt. He explained that this approach would reduce the risk of uncovering additional subgrade problems and would provide cost savings that could be used toward the required repairs on Loafer, Eaglenest, and other affected areas.

The proposed mill-and-overlay treatment would apply to Shadow Lane, Ash Circle, Willowreed, Autumn Leaf, the remaining portions of Woodland Hills Drive, and Deer Meadow. Roads that had already been pulverized would receive the necessary soft-spot repairs and would then be repaved with approximately four inches of asphalt. Mr. Mickelsen estimated that the combination of reduced work on the remaining roads and added subgrade repairs would increase the overall project cost by approximately $8,800.

Mr. Mickelsen also proposed paving the parking lot at the city park as part of the project. He explained that paving the lot would support ADA access to the park, pavilion, and new pickleball courts, including accessible parking and connection to the planned accessible trail. The estimated cost to pave the parking lot was $31,470. Council Member Lunt expressed support for the ADA improvements and noted that improved access would benefit older residents and individuals who use mobility-assistance devices.

Mr. Mickelsen stated that, including the roadway modifications and park parking-lot paving, the contract would increase by approximately $40,000, bringing the revised contract amount to approximately $1.325 million. He noted that the revised total would remain within the city’s $1.4 million project funding authorization.

Council Member Lunt asked whether using mill-and-overlay on the remaining roads would materially compromise the project's quality. Mr. Mickelsen acknowledged that full pulverization and reconstruction would provide the most comprehensive improvement but noted that the city lacked sufficient funding to reconstruct every roadway. He estimated that fully pulverizing and repairing Woodland Hills Drive alone could add approximately $200,000 to the project, excluding any additional soft-spot repairs that might be discovered. He stated that mill-and-overlay was a reasonable alternative within the available budget because it retained part of the existing pavement structure while providing a new asphalt surface.

Wayne Frandsen asked whether future road projects should prioritize full reconstruction when subgrade problems were known to exist. Mr. Mickelsen explained that full reconstruction from the subgrade up was generally the preferred long-term treatment for severely deteriorated roads; however, it significantly reduced the number of roadway miles the City could improve within a given budget. He stated that future decisions would require balancing the quality and longevity of reconstruction against the amount of roadway that could be addressed with available funding. For the current project, he stated that the City had adjusted the scope based on available funding and the conditions discovered during construction.

Mr. Mickelsen stated that the proposed modifications need council approval through a contract change order, which would authorize the mayor to sign the amendment.

5. Discussion of the T-Mobile Tower – Ted Mickelsen

Public Works Director Ted Mickelsen provided background on a related concept involving the City's two older steel water tanks. He explained that the tanks were no longer suitable for potable water service and had previously been considered for removal. During discussions with state fire personnel, the possibility of converting one of the tanks into a helicopter dip tank for wildfire suppression was raised. Mr. Mickelsen stated that such a facility could assist firefighting operations in Woodland Hills, Elk Ridge, Salem, Three Bridges, and surrounding mountain areas, and that the tank could be kept filled with water from the City's system. State representatives had expressed interest in the concept and might be willing to participate financially.

Mr. Mickelsen explained that T-Mobile equipment currently mounted on one of the City's old water tanks would need to be relocated if the tank were repurposed or removed. He reported that T-Mobile was evaluating relocation options on City property, including construction of a separate communications tower.

Mr. Mickelsen noted that T-Mobile had suggested the City could construct and own the new tower and lease space to T-Mobile and potentially other telecommunications providers. The Council discussed the possibility of using a shared tower to accommodate multiple providers and generate additional lease revenue for the City. Mr. Mickelsen stated that the city currently receives approximately $1,000 per month from T-Mobile under the existing lease.

Mr. Mickelsen emphasized that the concept remained preliminary and that additional information regarding location, tower design, construction cost, environmental review, and lease terms would be needed. He advised that T-Mobile estimated the overall relocation process could take approximately 18 months.

Council Member Roden asked about next steps. Mr. Mickelsen stated that T-Mobile was currently evaluating potential sites, tower requirements, and feasibility. The Council also discussed the importance of establishing an appropriate minimum lease term if the City ultimately elected to construct and own a tower.

No formal action was taken.

6. Update on City Grants – Ted Mickelsen

Public Works Director Ted Mickelsen provided a brief fire update. He reported that a small wildfire in the area had burned approximately three to three-and-a-half acres and appeared to be out. He also advised that the city's wildland fire crew was scheduled to deploy to Idaho the following morning and that county crews were continuing wildfire mitigation work near the city's water tanks off Eaglenest, including removal of dense vegetation.

The council discussed residents placing branches and debris near the roadway in anticipation of a possible fall chipping program. Mr. Mickelsen explained that the city did not currently have a commitment from the county for a fall chipper day and that such service depended on fire activity and crew availability. He stated that the city would continue exploring alternatives, including possible use of a state chipper or placement of dumpsters for residents to use.

Mr. Mickelsen also reminded the council that current Stage 2 fire restrictions limit the use of equipment such as chainsaws on county, state, and federal lands because of the potential for sparks and ignition in dry vegetation. He noted that Woodland Hills had not separately adopted identical restrictions but was generally following the county's guidance.

The mayor and council supported sending a city notification advising residents that no fall chipping day was currently scheduled, asking that yard debris not be placed in the roadway, and reminding residents of current fire-safety restrictions.

7. Utah County Sheriff Report – Sergeant Dutson

Sergeant Dutson advised the Council that the Utah County Sheriff's Office contract would be up for renewal in July of the following year. The contract is renewed on a four-year cycle, and he anticipated an increase in costs, although the amount had not yet been determined. He stated that the Sheriff's Office would begin reviewing the contract and associated costs later in the fall and hoped to provide preliminary figures to the City by January or February to assist with the FY2027 budgeting process.

Sergeant Dutson also reported speeding concerns along Summit Creek Drive. A speed trailer had been placed in the area to remind motorists to slow down, and deputies had conducted traffic observation and enforcement. He explained that the posted speed limit was currently 30 mph, but the city was working to reduce it to 25 mph from the gate area to 11200 South. Warning signage is being installed to notify drivers of the upcoming speed reduction, with similar signage planned for Woodland Hills Drive, where the speed limit drops from 35 mph to 25 mph.

Sergeant Dutson clarified that law enforcement does not establish speed limits; those decisions are made by the city or the state. The Sheriff's Office may provide input and recommendations, but its primary responsibility is for enforcement once the speed limits are established.

8. Discussion of Proposed Amendments to City Code Title 10 and Title 11 – Wayne Frandsen

Planning Commission Chairman Wayne Frandsen reviewed proposed amendments to Titles 10 and 11 of the City Code. He explained that the Title 10 amendments were intended to clarify and refine existing zoning provisions. The Planning Commission had previously held a public hearing on the proposed amendments, and no public comments or objections were received. One proposed amendment was removed for further review and will be brought back at a later date.

Chairman Frandsen explained that the Title 11 amendments primarily corrected provisions that still assigned subdivision responsibilities to the City Council after those duties had been transferred to the Planning Commission. He stated that the Planning Commission had unanimously recommended the proposed changes and that additional Title 11 amendments would be considered at a future meeting.

Chairman Frandsen also provided an update on the temporary post office container and said that, because permanent improvements were not expected for several months, he intended to recommend relocating the container to the east side of the parking lot to reduce congestion, particularly during winter snow conditions.

As part of the Code Enforcement report, Chairman Frandsen advised that the city had placed a lien on a property for outstanding code enforcement fines and that additional fines continued to accrue. Council Member Lunt discussed structuring the lien so that future fines, fees, and related costs could be included without filing a new lien each time. Chairman Frandsen stated that staff would review the lien language to ensure the city was handling the matter appropriately.

9. Department Reports

a. Community Development / Public Works / Fire Department – Ted Mickelsen
Discussed earlier in the meeting.

b. Planning Commission and Code Enforcement – Wayne Frandsen
No additional items were discussed.

c. Emergency Management, if needed – Aaron Gilbert
No update was given.

d. 911 Special Service District, if needed – Dorel Kynaston
No update was given.

10. Mayor and City Council Reports (5 minutes or less)

a. Mayor Hillyard – Personnel and Legal Updates

Mayor Hillyard reported that he, City Recorder Jody Stones, Treasurer Lori Thomas, and Sharlene had spent the day reviewing the City's financial policies and procedures. He stated that they worked through each process in detail, mapping and documenting the City's financial workflows. Mayor Hillyard described the review as productive and advised that the resulting documentation would be compiled and presented to the Council once completed.

Mayor Hillyard also reported that there were no legal updates.

b. Council Member Hutchings – Planning Commission (Excused)

No update was given.

c. Council Member Johns – Public Safety Committee and Report on Pickleball Fundraising Ad-hoc Committee Meeting (Excused)

No update was given.

d. Council Member Lunt – Parks, Trails, and Recreation and Financial Committees, Events, and Communication

Council Member Lunt reported on a pickleball fundraising meeting organized by Council Member Johns. She stated that the group discussed several potential fundraising opportunities, including the sale of commemorative bricks and benches, as well as possible enhancements such as shade structures near the courts. If fundraising exceeded the immediate needs of the pickleball project, additional improvements discussed included upgrades to the playground and installation of shade structures in that area.

Council Member Lunt also reported that the Parks, Trails, and Recreation Committee had met without a quorum. Discussion was limited to the pickleball project and upcoming trail maintenance. The planned trail maintenance date was moved to October 10, with work anticipated on the switchback trail to prepare it for winter.

She noted that the Finance Committee had not met.

Council Member Lunt also provided an update on Woodland Hills Days. She stated that planning was progressing well and that committee members had divided responsibilities. She emphasized the need to increase event advertising as the date approached, including updated banners and individual social media posts highlighting specific activities and events.

e. Council Member Malkovich

Council Member Malkovich provided an update on issues expected to arise during the upcoming legislative session. She noted significant turnover in the Legislature and advised that several proposals under discussion could affect municipalities, including changes to property tax and truth-in-taxation requirements, affordable housing mandates, minimum residential lot sizes, attached accessory dwelling unit requirements, impact fees, building inspection timelines, and pre-approved building plans.

She also reported that lawmakers were considering issues related to artificial intelligence in plan review and public records, HOA failures and the potential transfer of HOA-maintained infrastructure to cities, public safety camera use and privacy concerns, fire safety, data centers, and public infrastructure districts. Council Member Malkovich stated that the City should continue monitoring these proposals as the session approaches.

f. Council Member Roden – IT Communication Options

Council Member Roden reported that the City's new IT service provider was performing well and that there were no significant new technology developments to report.

He suggested that the city begin evaluating appropriate uses of artificial intelligence to support repetitive administrative and clerical workflows, with the goal of reducing the workload on the City's limited staff. He emphasized that any such tools should be used to support workflows rather than for autonomous decision-making and should avoid sensitive areas such as financial matters or public records.

Mayor Hillyard supported exploring the concept and asked Council Member Roden to meet with City Recorder Jody Stones and Treasurer Lori Thomas to identify potential applications.

11. Items for Upcoming City Council Meetings

Council Member Malkovich suggested that the city establish an ongoing memorial bench program. She noted that several residents had previously donated benches in memory of loved ones and recommended formalizing the opportunity so residents would be aware that memorial benches could be placed in appropriate locations throughout the city.

With nothing further to discuss, Mayor Hillyard closed the work session at 7:55 p.m.

REGULAR CITY COUNCIL MEETING

12. Call to Order – Mayor Hillyard at 8:03 pm

13. Invocation – Council Member Roden offered an invocation.

14. Pledge of Allegiance – Council Member Malkovich invited everyone to join in reciting the Pledge of Allegiance.

15. Public Comment

No public comment was heard.

CONSENT AGENDA

16. August 11, 2026, City Council Meeting Minutes

Motion: Council Member Lunt moved to approve the August 11, 2026, City Council Meeting Minutes.

Second: Council Member Malkovich seconded the motion.

Vote: The motion passed unanimously.

17. Motion to Approve the Funding for the Road Project

Motion: Council Member Roden moved to approve the loan, managed by UDOT in partnership with the Utah State Infrastructure Bank, for Phase 2 of the Pavement Management Preservation Project, as presented at the work session.

Second: Council Member Malkovich seconded the motion.

Vote: The motion passed unanimously.

18. Motion to Approve the Change Order for the Road Project

Motion: Council Member Malkovich moved to approve the change order for Phase 2 of the Pavement Management Preservation Project, as presented at the work session.

Second: Council Member Lunt seconded the motion.

Vote: The motion passed unanimously.

19. Adoption of Ordinance 2026-15 Amending Sections of City Code Title 10 and Title 11

Motion: Council Member Malkovich moved to approve the amendments proposed to City Code Titles 10 and 11.

Second: Council Member Roden seconded the motion.

Roll-call vote: Council Member Lunt, Roden, and Malkovich voted yea. The motion passed unanimously.

CLOSED SESSION

The City Council may temporarily recess the regular meeting and convene in a closed session to discuss pending or reasonably imminent litigation; the purchase, exchange, or lease of real property or water; security or safety; or to discuss the character, professional competence, or physical or mental health of an individual as provided by Utah Code Annotated § 52-4-205.

Motion: At 8:07 p.m., Council Member Lunt moved to temporarily recess the regular meeting and convene in a closed session to discuss pending litigation as permitted by Utah Code § 52-4-205.

Second: Council Member Malkovich seconded the motion.

Roll-call vote: Council Members Lunt, Roden, and Malkovich voted yea. The motion passed unanimously.

The closed session began at 8:07 p.m.

Members present:
Mayor Ben Hillyard; Council Members Lunt, Roden, and Malkovich; Community Development Director, Ted Mickelsen; Code Enforcement Officer, Wayne Frandsen; and Recorder, Jody Stones.

Motion: At 8:50 p.m., Council Member Roden moved to return to an Open Session.

Second: Council Member Lunt seconded the motion.

Roll-call vote: Council Members Lunt, Roden, and Malkovich voted yea. The motion passed unanimously.

The council reconvened into an Open Session at 8:51 p.m.

Adjourn:

Motion: Council Member Malkovich moved to adjourn the meeting.

Second: Council Member Roden seconded the motion.

The meeting was adjourned at 8:51 p.m.

Jody Stones, City Recorder

Date Prepared: September 7, 2026

Approved by the City Council on: September 8, 2026