

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD AUGUST 21, 2025 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Mayor Stephanie Miller

ROLL CALL: Councilmembers Steve Adams, Jared Clawson, Paul James, Michael Nelson, and Craig L. Rasmussen.

CALL TO ORDER: There being five members present and five members representing a quorum, Mayor Miller called the meeting to order.

OTHERS PRESENT: City Engineer Matt Holmes, and ten citizens. City Recorder Stephanie Fricke recorded the minutes.

WELCOME: Mayor Miller welcomed everyone in attendance and invited audience participation.

PLEDGE OF ALLEGIANCE: Councilmember Clawson

INVOCATION: Councilmember Adams

APPROVAL OF MINUTES:

The minutes of a regular meeting on August 7, 2025 were approved as written.

ACTION Councilmember James made a motion to approve the minutes of a regular meeting held on August 7, 2025 as written. Councilmember Clawson seconded the motion and Councilmembers Adams, Clawson, James, Nelson, and Rasmussen voted aye. The motion passed.

AGENDA ADOPTION: A copy of the notice and agenda for this meeting was emailed to The Herald Journal, posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the governing body, and posted at the City Offices more than forty-eight hours before meeting time.

ACTION Councilmember Adams made a motion to approve the agenda for August 21, 2025 as written. Councilmember Nelson seconded the motion and Councilmembers Adams, Clawson, James, Nelson, and Rasmussen voted aye. The motion passed.

8. PUBLIC COMMENT

- A. Cory Waddoups, Unreasonable Capital Hyrum LLC - To request approval of the Harvest Valley Court Subdivision Development Agreement and to amend the Final Plat for Harvest Valley Court P.U.D. consisting of 28 townhouses located at approximately 43 North 300 East to align its east boundary with Hyrum City's right-of-way.

9. OTHER BUSINESS

- A. Consideration and appointment of an alternate member to the Hyrum City Planning Commission.
- B. Consideration and approval of an Interlocal Agreement between Cache County and Hyrum City for Code Enforcement Services.
- C. Budget report.
- D. Mayor and City Council Reports.

10. ADJOURNMENT

PUBLIC COMMENT:

Mayor Miller asked if a citizen had a question or comment to please keep it under three minutes.

Ryan Smith said he lives at 256 East 100 North and his property is adjacent to the Harvest Valley Court P.U.D.. He has attended several City Council Meetings and has expressed his concerns with the storm water drainage from Harvest Valley Court and the developer not being responsive to him. He wanted the City Council to know there has been no resolution between the developer and himself on the drainage issues.

There being no further public comment, Mayor Miller moved to the next agenda item.

SCHEDULED DELEGATIONS:

CORY WADDOUPS, UNREASONABLE CAPITAL HYRUM LLC - TO REQUEST APPROVAL OF THE HARVEST VALLEY COURT SUBDIVISION DEVELOPMENT AGREEMENT AND TO AMEND THE FINAL PLAT FOR HARVEST VALLEY COURT P.U.D. CONSISTING OF 28 TOWNHOUSES LOCATED AT APPROXIMATELY 43 NORTH 300 EAST TO ALIGN ITS EAST BOUNDARY WITH HYRUM CITY'S RIGHT-OF-WAY.

Mayor Miller said Harvest Valley Court Subdivision Development Agreement is not ready for approval and only the approval of the Final Plat for Harvest Valley Court P.U.D. will be considered at

tonight's meeting.

Councilmember Rasmussen said along 300 East there is no public utility easement.

City Engineer Mett Holmes confirmed that all public utilities are in the City's right-of-way so no utility easement is needed.

ACTION

Councilmember Rasmussen made a motion to approve the Final Plat for Harvest Valley Court P.U.D. consisting of 28 townhouses located at approximately 43 North 300 East to align its east boundary with Hyrum City's right-of-way. Councilmember Clawson seconded the motion and Councilmembers Adams, Clawson, James, Nelson, and Rasmussen voted aye. The motion passed.

Councilmember Nelson asked Corey Waddoups why he told the City Council at a previous meeting that the drainage issue with Ryan Smith was being resolved.

Corey Waddoups said he met with Ryan Smith's attorney and it was agreed upon that Corey's crews would be allowed to go upon an repair Ryan Smith's property. However, none of that has been done yet.

Ryan Smith said Corey Waddoup agreed to make the repairs but he never agreed to allow them to do it and did not approve it with his attorney.

Corey Waddoups said that is the first time he has heard that Ryan Smith didn't approve it.

Councilmember Rasmussen said he has not seen the revised agreement with proposed changes from a meeting that was held between the developer and the City. He has several comments that should be addressed. He would like language written to help identify reasons why this agreement was put together and written inspection reports should be included. Construction drawings need to be revised with changes there are some significant changes that need to be included, such as 300 East curb radius.

Corey Waddoups said the final plat approval will allow him to work with the City's utility departments on improvements and inspections issues that need to be resolved. If the development agreement is in place, then the construction drawings could be

updated to reflect actual as built drawings while they are working on the construction of utilities. A final plan has to be accurate and show true locations of utilities, and to be able to be included in the City's GIS System.

Mayor Miller said Hyrum City's Attorney Jon Jenkins will need to review the Development Agreement before it is approved.

Councilmember James said Corey Waddoups needs to continue to work with Ryan Smith to resolve the issues.

OTHER BUSINESS:

CONSIDERATION AND APPOINTMENT OF AN ALTERNATE MEMBER TO THE HYRUM CITY PLANNING COMMISSION.

Mayor Miller said Marty McBride has been asked to serve as an alternate member on the Hyrum City Planning Commission. Currently there is only one alternate member on the Planning Commission, but a proposal is being discussed that would change the format of the Planning Commission Members serving to allow two alternate members.

ACTION

Councilmember James made a motion to appoint Marty McBride as an Alternate Member to the Hyrum Planning Commission. Councilmember Clawson seconded the motion and Councilmembers Adams, Clawson, James, Nelson, and Rasmussen voted aye. The motion passed.

CONSIDERATION AND APPROVAL OF AN INTERLOCAL AGREEMENT BETWEEN CACHE COUNTY AND HYRUM CITY FOR CODE ENFORCEMENT SERVICES.

Mayor Miller said she has been working with the Cache County Sheriff's Office on an Interlocal Agreement between Cache County and Hyrum City for Code Enforcement Services. Cache County Sheriff's Office will provide Hyrum City's Code Enforcement Officer Jeff Hertzler a marked car, uniform, and official training. Cache County Sheriff's Office will certify and train Jeff Hertzler to issue citations for violations of Hyrum City's ordinances, and approved to use law enforcement software.

Councilmember Rasmussen asked if Hyrum City's Code Enforcement Officer would be employed by Hyrum City or Cache County. In the agreement Paragraph 7.A. first sentence should state "... and function shall be deemed to be officer or representative of the

CITY" not "... and function shall be deemed to be officer or employee of the CITY".

Mayor Miller said Hyrum City's Code Enforcement Officer will be employed by Cache County and Hyrum City will pay Cache County for the costs incurred.

ACTION

Councilmember Clawson made a motion to approve an Interlocal Agreement between Cache County and Hyrum City for Code Enforcement Services with the following amendment to Paragraph 7.A. first sentence should state "... and function shall be deemed to be officer or representative of the CITY" not "... and function shall be deemed to be officer or employee of the CITY". Councilmember Adams seconded the motion and Councilmembers Adams, Clawson, James, and Nelson voted aye, and Councilmember Rasmussen voted nay. The motion passed.

BUDGET REPORT.

Mayor Miller reviewed the 2025-2026 General Fund and Enterprise Funds budgets expenditures and revenues in detail. This is the beginning of the new fiscal year.

MAYOR AND CITY COUNCIL REPORTS:

Councilmember Adams said he has heard concerns about the Canyon Park being closed due to construction activities. He asked if a fence could be installed around the construction site to allow the park to be opened. The Canyon Park is heavily used on Saturdays and Sundays.

Power Superintendent Larry Coleman said the Power Department has been installing underground power. Both entrances were closed temporarily but now one entrance is open. The Hydro Plant entrance is closed right now and UDOT would like that access closed permanently.

Councilmember Rasmussen said Hyrum City's Historic Preservation Chair Roger Allen resigned. Roger has been actively involved and has been doing a lot of work on Hyrum's Founding Fathers Book. Two Hyrum Historic Home Tours are scheduled for September 18. Hyrum's Hot Wheel Fundraiser was a great success and brought in over \$8,000. The Museum has been selected to host a Smithsonian

Traveling Exhibit next May. At a previous City Council Meeting he discussed having a mural painted on the exterior of the east side of the Museum. The City Council conditionally approved it, however, he did not know there was a cost for the painting at the time of approval. The estimated cost of the painting of the mural is between \$15,000 to \$20,000, if the Museum decides to move forward with the mural donations and/or grants will be needed to accomplish the painting. Donations are still needed for the building of the Annex on the Elite Hall.

Councilmember James said the Hyrum Youth Council finished up its summer activities and has closed the candy cabins for the summer. Senior Center Director Jesse Walker has been doing a great job at the Senior Center and attendance has been steadily increasing. Recreation Manager Robert Stroud has been busy organizing a softball league, flag football, and movies in the park. Robert is doing a great job. The Mosquito Abatement District alerted Hyrum that a mosquito with West Nile Virus was found in Hyrum. The district is busy fogging and larviciding standing water to help prevent West Nile Virus from spreading to Humans.

Councilmember Nelson said he attended the UAMPS Conference and found it to be very educational. There was a class on Electronic Monitoring Equipment that can provide real time information on problems or issues with Hyrum City's power lines and services. Another class was on weather and wildfires and how the City should have an emergency plan in place to protect the City, its residences and businesses.

Councilmember Clawson said this was the driest year in a 133 years with little to no rain. Irrigation water was managed to ensure that the City didn't have to implement watering restrictions. The Highline Canal has to be repaired immediately and it will be shut down this weekend.

ADJOURNMENT:

ACTION

**There being no further business before the City Council,
the Council Meeting adjourned at 7:45 p.m.**

ATTEST:

Stephanie Miller
Mayor

Stephanie Fricke
City Recorder

Approved: September 18, 2025
As Written