

MINUTES OF A CITY COUNCIL MEETING HELD APRIL 16, 2026 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

**CONVENED:** 6:30 P.M.

**CONDUCTING:** Mayor Steve Miller

**ROLL CALL:** Councilmembers Rebecca Foulger, Michael Nelson, NaLyn Nelson, Craig L. Rasmussen, and Mont Wright.

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

**OTHERS PRESENT:** City Administrator Daniel Ferris, Power Superintendent Larry Coleman, City Treasurer Todd Perkins, and eight citizens. City Recorder Stephanie Fricke recorded the minutes.

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

**INVOCATION:** Mayor Miller

**APPROVAL OF MINUTES:**

The minutes of a regular meeting on April 2, 2026 were approved as written.

**ACTION**

**Councilmember Michael Nelson made a motion to approve the minutes of a regular meeting on April 2, 2026 as written. Councilmember Wright seconded the motion and Councilmembers Foulger, Michael Nelson, NaLyn Nelson, Rasmussen, and Wright 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.

Mayor Miller recommended amending the agenda to move item 11.A. Consideration and approval of a power connection at AJ's Park for UDOT in front of item 9.A.

**ACTION**

**Councilmember Foulger made a motion to approve the**

**agenda for April 16, 2026 with the following amendment:  
Move item 11.A. Consideration and approval of a power  
connection at AJ's Park for UDOT in front of item 9.A.  
Councilmember Nalyn Nelson seconded the motion and  
Councilmembers Foulger, Michael Nelson, NaLyn Nelson,  
Rasmussen, and Wright voted aye. The motion passed.**

9. SCHEDULED DELEGATIONS

Consideration and approval of a power connection at AJ's Park for UDOT.

- A. Annette Francis - To discuss approving a new permitted use in the C-2 overlay zone to allow for small-scale cottage housing designed to provide attainable, owner-occupied housing through an innovative cooperative ownership model.

10. INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES

- A. Resolution 26-13 - A resolution establishing Parade Application and Vendor Fees for Hyrum City Star Spangled Celebration and other City Events.
- B. Resolution 26-14 - A resolution encouraging outdoor water conservation and providing for potential outdoor water restrictions in response to drought conditions.
- C. Ordinance 26-12 - An ordinance adding Chapter 2.02 Form of Government to Title 2 Administration and Personnel to the Hyrum City Municipal Code to formally define Hyrum City's form of government as a Six-Member Form of Government.

11. OTHER BUSINESS

- B. Consideration and approval to formalize an Irrigation Agreement from 2020.
- C. Consideration and approval to formalize an Irrigation Water Agreement with agricultural property owners from 2010.
- D. Consideration and award of a sole source bid for a key card access system.
- E. Budget Report.
- F. Mayor and City Council reports.

12. ADJOURNMENT

**PUBLIC COMMENT:**

Mayor Miller asked if anyone had questions or comments to keep it under three minutes.

Justin Gudmundson said he works for Hyrum City and resides at 1578 East 650 South. He has a question regarding his standing as an employee with Hyrum City Corporation. He asked about a matrix for termination and employee status, including onboarding, probation, good standing, and whether it would be appropriate for him to develop a system and present it to the City Council.

Mayor Miller stated this was a lengthy comment and invited Mr. Gudmundson to come into the City Office to sit down with the City Administrator to discuss the questions and work through answers.

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

***SCHEDULED DELEGATIONS:***

**CONSIDERATION AND APPROVAL OF A POWER CONNECTION AT AJ'S PARK FOR UDOT.**

Power Superintendent Larry Coleman said Hyrum City Power is part of UAMPS and participates in the Project Steel Solar program. Through the program, four \$2,500 scholarships are awarded annually to high school juniors or seniors within Hyrum's service area. He announced that Mountain Crest High School student Max Phillips had been awarded a scholarship. UAMPS would host a dinner for scholarship recipients, and he would also attend a breakfast at Mountain Crest High School to recognize the student.

Mayor Miller asked where students could learn about the scholarship opportunity.

Power Superintendent Larry Coleman explained that each year UAMPS sends information to the high schools and local jurisdictions about scholarships. As Hyrum's representative to UAMPS, he forwards the information to the City, which includes it in the City newsletter and posts it on the City website. The scholarship is also promoted through the high school. Applicants must maintain a 3.0 GPA, reside in Hyrum or attend Mountain Crest High School, write a 500-word essay regarding smart energy generation, and be a U.S. citizen.

Larry Coleman said UDOT has requested a permanent power connection near AJ's Park for traffic and weather monitoring cameras in Blacksmith Fork Canyon. He stated they initially proposed locating the camera near AJ's Park, but due to tree coverage, they proposed moving the site closer to the dam. He explained UDOT currently

operates a portable solar-powered camera, but the battery drains every two to three days during winter months. UDOT requested permanent power service for cameras and supporting infrastructure and would pay all applicable impact and connection fees. Hyrum City's current ordinance states Extensions of and connections to the municipal electrical distribution system will not be approved outside city limits unless it is on Hyrum City's property or for Hyrum City Corporation, and/or public or quasi-public infrastructure needs and any requests need to be approved by the Hyrum City Council.

Mayor Miller asked whether the City would have access to the camera system.

Power Superintendent Larry Coleman said UDOT maintains web access to the cameras.

Councilmember Wright asked why UDOT selected that location.

Power Superintendent Larry Coleman explained UDOT wanted to monitor the mouth of the canyon, midway up the canyon, and near Hardware Ranch to monitor traffic and weather conditions.

Councilmember Michael Nelson asked whether the connection would be underground or overhead.

Power Superintendent Larry Coleman stated the connection would be underground. He added UDOT crews were already working in the area and anticipated completion by summer or early fall.

**ACTION**

Councilmember Rasmussen made a motion to approve the power connection for UDOT near AJ's Park for UDOT with the condition that UDOT pays all connection, impact, and meter fees. Councilmember Nalyn Nelson seconded the motion and Councilmembers Foulger, Michael Nelson, NaLyn Nelson, Rasmussen, and Wright voted aye. The motion passed.

**ANNETTE FRANCIS - TO DISCUSS APPROVING A NEW PERMITTED USE IN THE C-2 OVERLAY ZONE TO ALLOW FOR SMALL-SCALE COTTAGE HOUSING DESIGNED TO PROVIDE ATTAINABLE, OWNER-OCCUPIED HOUSING THROUGH AN INNOVATIVE COOPERATIVE OWNERSHIP MODEL.**

Annette Francis said she no longer owned property on Main Street in Hyrum or any land in Hyrum that she was trying to develop. Due to several variables, she wanted to present information regarding cooperative cottage housing for the City to use as it wished. A Cottage Community model could provide attainable housing solutions for individuals struggling to afford homes in the current market. Smaller housing developments may work best through an overlay zone or an additional use within the C-2 zone. She noted banks do not favor mixed-use projects and SBA loans often favor Airbnb-style developments, while the current C-2 code only allows residential units on second stories. Many residents desire main-floor living rather than upper-story housing. She had previously spent approximately \$3,000 per month in interest while attempting to develop a project in Hyrum. She explained there had once been discussion regarding allowing senior housing, but no code changes had occurred. She emphasized she was only sharing information and lessons learned from her experience. The median home price was approximately \$465,000 and suggested cooperative cottage housing could potentially provide ownership opportunities around \$275,000 without attached walls. She stated traditional subdivisions carry significant infrastructure burdens and consume large amounts of land. She explained the City does not want excessive sprawl, but high-density housing often results in taller apartment-style developments, which many residents oppose. There remains a strong demand for accessible main-floor living, particularly for veterans and individuals needing ADA-compliant housing. She described a cooperative housing concept involving eight owner-occupied cottages of approximately 700 square feet on one-half acre surrounding shared green space. She explained the homes would not be rentals and would instead operate as a cooperative ownership model. In the cooperative model, residents would jointly own the property through a corporation that owns the entire development. Residents would purchase shares rather than individual lots, and a board of directors would oversee the property. Monthly fees would cover shared expenses. She emphasized the model was not intended for profit but rather stable and affordable ownership. This type of development could address concerns regarding preserving Hyrum's small-town feel, preventing Airbnb usage, maintaining open space, and creating community-oriented neighborhoods. She noted similar projects had existed successfully in other states, including Michigan, for decades. She had personally lost significant money and friendships over previous housing proposals but hoped her experiences could contribute positively to future housing discussions.

Councilmember Rasmussen expressed support for the concept and stated affordability continued to be one of Hyrum's greatest challenges. He stated the City frequently discussed maintaining a "small-town feel," which often meant opposing apartment developments, but affordability remained an important issue. He referenced a previous duplex cottage proposal near 400 North and 400 West that faced public opposition. He stated cooperative cottage housing was something the City should consider allowing in the future.

Mayor Miller stated affordable housing options were part of the City's strategic planning discussions and believed this type of housing could provide versatility in commercial zones.

Councilmember Nalyn Nelson asked whether the development was geared toward seniors or families.

Annette Francis stated the cooperative could determine its own restrictions and occupancy standards.

Councilmember Nalyn Nelson asked whether cooperative ownership allowed residents to build equity.

Annette Francis stated residents would build equity differently than traditional homeownership and explained cooperative boards approve future occupants. She referred to a cooperative community in Roy as another example.

Councilmember Rasmussen explained cooperative housing operates as a private corporation and noted policies regarding pets and occupancy can be enforced through the cooperative structure.

Councilmember Foulger asked whether there was a model for impact fees associated with cottage housing developments. She stated she liked the cottage concept and viewed it as a possible solution to bridge housing gaps but was less familiar with cooperative funding.

Mayor Miller stated he appreciated the discussion and believed embracing cottage-style housing could benefit Hyrum by providing more affordable homeownership opportunities.

***INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES:***

**RESOLUTION 26-13 - A RESOLUTION ESTABLISHING PARADE APPLICATION AND VENDOR FEES FOR HYRUM CITY STAR SPANGLED CELEBRATION AND OTHER**

**CITY EVENTS.**

Recreation Manager Robert Stroud said Resolution 26-13 establishes parade application and vendor fees for Hyrum City Star Spangled Celebration and Other City Events. There is no parade entry fee for a Hyrum resident or business, however, there is a \$25 parade entry fee for commercial businesses outside of Hyrum City. He stated the resolution also addressed vendor fees in City parks and recreation-affiliated events.

Councilmember Rasmussen stated the Museum invites food trucks to its Hot Wheels event and charges more than a \$20 vendor fee. He would prefer to continue to allow the Museum or any City Department to determine the fee schedules for their events.

Recreation Manager Robert Stroud said this resolution is not intended to supersede fees charged by other departments for their events. This resolution is for the Hyrum City Star Spangled Celebration and other City Events that he would be involved with.

Mayor Miller asked whether any restrictions existed regarding commercial parade entries.

Councilmember Wright explained all parade participants, whether commercial or non-commercial, would be required to display an American flag proportional to the size of the vehicle and display the parade theme.

Councilmember Nalyn Nelson asked whether a business with three vehicles in the parade would pay \$25 per vehicle.

Recreation Manager Robert Stroud confirmed the fee would apply per vehicle.

Councilmember Rasmussen stated the City previously did not charge parade fees but discouraged multiple vehicles.

Councilmember Foulger stated Raspberry Days requires all parade entries to be decorated according to the theme and limits the parade to 70 entries.

Councilmember Michael Nelson asked about the cost of operating the parade, including cleanup, police services, and administration. He noted approximately 20 sheriff deputies assist during the event at approximately \$56 per hour. He expressed concern regarding

businesses using the parade solely for advertising without decoration and suggested higher fees for businesses outside Hyrum.

Recreation Manager Robert Stroud stated Logan City is the only other parade in Cache Valley charging a fee and charges approximately \$25 per entry.

Mayor Miller respectfully disagreed with charging local businesses additional fees because they already contribute through taxes.

Councilmember Wright suggested exempting church groups from the fee.

**ACTION**

**Councilmember Wright made a motion to approve Resolution 26-13 a resolution establishing parade application and vendor fees for Hyrum City Star Spangled Celebration and other city events with church groups being added to the list of parade entry fee exemptions, and that this Resolution only applies for Recreation Department events. Councilmember Nalyn Nelson seconded the motion.**

**Councilmember Rasmussen recommended amending the motion to include: 1. After item 3. Vendor Fees add "Vendor fee applied to recreation events"; and 2. Under Parade Entry Fee Exemptions add "non profits". Councilmember Wright and Nalyn Nelson accepted the amendment to the motion and Councilmembers Foulger, Michael Nelson, NaLyn Nelson, Rasmussen, and Wright voted aye. The motion passed.**

**RESOLUTION 26-14 - A RESOLUTION ENCOURAGING OUTDOOR WATER CONSERVATION AND PROVIDING FOR POTENTIAL OUTDOOR WATER RESTRICTIONS IN RESPONSE TO DROUGHT CONDITIONS.**

Mayor Miller stated the resolution was timely due to low snowfall and limited snowpack during the winter season. He explained the resolution encouraged conservation efforts and included warnings prior to any enforcement actions.

Councilmember Rasmussen discussed previous issues experienced with the pressurized irrigation system and setting water restrictions. Hyrum City's irrigation water is based on stream flow so in May and early June stream flow is higher so Hyrum City is allowed more irrigation water. There always has to be 35 second feet going to Hyrum Dam or Hyrum Irrigation company gets charged against its

storage water. In the past when there has been water restrictions water usage increased significantly and our irrigation system can't handle the demand when all residents turned on irrigation simultaneously.

**ACTION**

Councilmember Rasmussen made a motion to approve Resolution 26-14 a resolution encouraging outdoor water conservation and providing for potential outdoor water restrictions in response to drought conditions in 2026 with the following amendment on the 7<sup>th</sup> Whereas change "encouraged to avoid" to "generally avoid". Councilmember Nalyn Nelson seconded the motion and Councilmembers Foulger, Michael Nelson, NaLyn Nelson, Rasmussen, and Wright voted aye. The motion passed.

**ORDINANCE 26-12 - AN ORDINANCE ADDING CHAPTER 2.02 FORM OF GOVERNMENT TO TITLE 2 ADMINISTRATION AND PERSONNEL TO THE HYRUM CITY MUNICIPAL CODE TO FORMALLY DEFINE HYRUM CITY'S FORM OF GOVERNMENT AS A SIX-MEMBER FORM OF GOVERNMENT.**

Mayor Miller said Ordinance 26-12 adds Chapter 2.02 Form of Government to Title 2 Administration and Personnel to the Hyrum City Municipal Code to formally define Hyrum City's form of government as a six-member form of government.

**ACTION**

Councilmember Rasmussen made a motion to adopt Ordinance 26-12 an ordinance adding Chapter 2.02 Form of Government to Title 2 Administration and Personnel to the Hyrum City Municipal Code to formally define Hyrum City's form of government as a six-member form of government with the following change to the 6<sup>th</sup> Whereas after "consists of a six-member" delete "City". Councilmember Michael Nelson seconded the motion and Councilmembers Foulger, Michael Nelson, NaLyn Nelson, Rasmussen, and Wright voted aye. The motion passed.

***OTHER BUSINESS:***

**CONSIDERATION AND APPROVAL TO FORMALIZE AN IRRIGATION AGREEMENT FROM 2020.**

Mayor Miller said this agreement clarifies and formalizes the terms of a prior administrative agreement from March 6, 2020. This agreement will ensure consistency with current City policy and fee structure. The City Council never approved this agreement in 2020,

it was approved by a former City Administrator. Under the terms of that approval no irrigation shares were turned into the City, and no connection fees or impact fees were collected at the time of connections. However, the agreement clearly reflects that if the property were late converted from agricultural use or permanently connected to the pressurized irrigation system, standard city requirements, including irrigation shares, impact fees, and connection fees would apply in full. The original intent of the agreement included no irrigation use on the 4<sup>th</sup> of July, regulated irrigation schedule of 7 days on 4 days off, use of 7 gpm nozzles with a total allocation limited to 2 acre feet of water (for 2 acres of ground) or as may be allocated by the water user, not to exceed the water limit; a meter be installed at 50% of the cost to the City and property owner, water use may be reduced during drought conditions as determined by Hyrum City; and agricultural user fee to offset system pumping costs increased from \$30 per acre to \$60 per acre.

Councilmember Rasmussen discussed the value of Hyrum City's irrigation system and explained that development often results in the City acquiring additional irrigation shares. This agreement with Gerald and Patsy Swenson regarding irrigation water service was if the shallow well was impacted by the installation of utility lines.

**ACTION**

**Councilmember Rasmussen made a motion to approve an Irrigation Agreement with Gerald and Pasty Swenson Revocable Trust subject to the property owner's review and consideration. Councilmember Michael Nelson seconded the motion and Councilmembers Foulger, Michael Nelson, NaLyn Nelson, Rasmussen, and Wright voted aye. The motion passed.**

**CONSIDERATION AND APPROVAL TO FORMALIZE AN IRRIGATION WATER AGREEMENT WITH AGRICULTURAL PROPERTY OWNERS FROM 2010.**

Mayor Miller said this agreement clarifies and formalizes the terms of a prior administrative agreement from 2010 that was approved by the City Council but was never signed. In 2010 Jared and Michael Clawson requested permission to connect properties they were leasing to Hyrum City's pressurized irrigation system. Following the Clawson's initial request, Corey Nielsen and others requested a connection in 2012, and additional property, including Farrell Petersen's, was added in 2018. The City Council approved the original connection based on Natural Resources Conservation

Service (NRCS) calculations and the representation that sprinkler irrigation would reduce water usage, with the City receiving two-thirds of the farmers water since sprinkler irrigation uses approximately one-third of the water compared to traditional methods. As part of that approval, the City also required agricultural properties included in the agreement to pay \$30 per acre to help offset pumping and maintenance costs. Since that initial approval, the agreement itself was never fully formalized in a clear, comprehensive document reflecting all conditions established by the City Council. This became evident during recent reviews, prompting the need to bring forward a complete and updated agreement for formal adoption. An extensive review of historical City Council minutes, prior draft agreements, NRCS reports, and related documentation. This effort was undertaken to ensure the proposed agreement accurately reflects the original intent and all conditions placed by the City Council, including but not limited to: No irrigation use on the 4th of July; Installation of water meters at each property at the property owner's expense; A collective maximum usage limit not to exceed 1,346 gallons per minute; Use of 7 GPM nozzles; A regulated irrigation schedule of 7 days on and 4 days off; Water use may be reduced during drought conditions as determined by the City; and Agricultural user fees to offset system pumping costs. Additionally, due to significant increases in Hyrum City's power rates since 2010, approximately doubling over that time, the proposed agreement updates the per-acre fee from \$30 to \$60 to more accurately reflect current operational costs. The agreement also establishes that it will be renewed annually unless terminated by either party, providing flexibility while maintaining oversight. Approval of this agreement will formalize longstanding arrangements, ensure cost recovery aligns with current conditions, and provide clear, enforceable terms moving forward. This agreement will ensure consistency with current City policy and fee structure. T

**ACTION**

**Councilmember Foulger made a motion to approve an Irrigation Agreement with Aldon & Michele Watkins Living Trust; Church of Jesus Christ of Latter-Day Saints; Gerald C. Swenson & Patsy R. Swenson Revocable Trust; Claudia S Evand Inter Vivos Trust; JN Farms LLC, Nielsen Revocable Trust; Cody and Colette Mathews; and Cody L. & Colette G. Mathews. Councilmember Nalyn Nelson seconded the motion and Councilmembers Foulger, Michael Nelson, NaLyn Nelson, Rasmussen, and Wright voted aye. The motion passed.**

**CONSIDERATION AND AWARD OF A SOLE SOURCE BID FOR A KEY CARD ACCESS SYSTEM.**

Mayor Miller explained the City sought to improve security by installing card access at the west door of the City Office building. He stated the system would allow future expansion to additional City buildings and departments. Discussion was held regarding the proposal from Stone Security.

**ACTION**

**Councilmember Nalyn Nelson made a motion to approve a sole source bid to Stone Security in the amount of \$10,035.73 for installation of a key card access system at the City Office. Councilmember Wright seconded the motion and Councilmembers Foulger, Michael Nelson, NaLyn Nelson, Rasmussen, and Wright voted aye. The motion passed.**

**BUDGET REPORT.**

Todd Perkins reported the City had received payments from Wellsville and Nibley for library services provided through cooperative agreements. He stated Electric Fund reserves had increased due to delayed March payments. Irrigation water reserves and encouraged the Council to consider long-term reserve planning during upcoming strategic planning sessions. Discussed culinary water usage and noted Hyrum relies heavily on spring water sources that cannot be stored for future use.

**MAYOR AND CITY COUNCIL REPORTS.**

Councilmember Wright reported he attended a Fourth of July Celebration Committee meeting and stated there had been positive feedback and direction for upcoming celebrations.

Councilmember Rasmussen thanked attendees of the "Bringing War Home" Museum grand opening and stated it was a thought-provoking experience. He also reported that "Hot Wheels in Hyrum" had over 40 preregistered vehicles and numerous sponsors.

Councilmember Nalyn Nelson reported registration was underway for the Patriotic Program children's choir and stated Senior Center attendance continued to increase.

Councilmember Michael Nelson reported Emergency Preparedness training sessions would occur monthly at the Civic Center and outlined upcoming topics including family preparedness, active shooter response, water purification, and emergency sanitation.

Councilmember Foulger provided the Library report, including 5,626 patrons served in March, 202 computer users, 32 new library cards issued, and four reference questions answered. She also discussed ongoing library programs, school district curriculum review opportunities, and America 250 activities.

Mayor Miller provided an Enbridge project update regarding work near 400 West and 400 North. He also discussed vandalism at the skate park restroom and ongoing repair efforts. Additional updates included improvements to Elite Hall windows and other City facility projects.

**ADJOURNMENT:**

**ACTION**                    **There being no further business before the City Council,  
the Council Meeting adjourned at 9:26 p.m.**

ATTEST:

\_\_\_\_\_  
Steve J. Miller  
Mayor

\_\_\_\_\_  
Stephanie Fricke  
City Recorder

Approved: May 7, 2026  
                  As Written/Amended