

MINUTES OF A CITY COUNCIL MEETING HELD MARCH 5, 2026 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Mayor Steve Miller

ROLL CALL: Councilmembers Steve Adams, Rebecca Foulger, Michael Nelson, NaLyn 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 Planner Tony Ekins, City Treasurer Todd Perkins, Museum Director Jami VanHuss, Power Superintendent Larry Coleman, Parks Superintendent Larry Coleman, Recreation Director Robert Stroud, and 47 citizens. City Recorder Stephanie Fricke recorded the minutes.

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

PLEDGE OF ALLEGIANCE: Councilmember Rasmussen

INVOCATION: Recreation Director Robert Stroud

APPROVAL OF MINUTES:

The minutes of a workshop meeting on February 19, 2026 and a regular meeting on February 19, 2026 were approved as written.

ACTION

Councilmember NaLyn Nelson made a motion to approve the minutes of a workshop meeting and regular meeting on February 19, 2026 as written. Councilmember Michael Nelson seconded the motion and Councilmembers Adams, Foulger, Michael Nelson, NaLyn 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 Rasmussen made a motion to approve the

agenda for March 5, 2026 as written. Councilmember Michael Nelson seconded the motion and Councilmembers Adams, Foulger, Michael Nelson, NaLyn Nelson, and Rasmussen voted aye. The motion passed.

8. PUBLIC COMMENT

9. SCHEDULED DELEGATIONS

- A. Cache County Sheriff Chad Jensen - To present the Cache Sheriff report for 2025 and to request approval of the 2026-2029 Cache County Law Enforcement Contract.
- B. Jeff Hinds, Enbridge Gas District Regulator Station, and High-Pressure Gas Feeder Line - Seeking Site Plan Approval for upgrades to the District Regulator Station located at 388 West 300 North, and high-pressure gas feeder line from the District Regulation Station to 4650 South 1200 West.

10. INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES

- A. Resolution 26-09 - A resolution amending the Hyrum City Soccer Fields Rental Fee and Deposit Schedule.
- B. Resolution 26-10 - A resolution appointing a designated City Engineer for Hyrum City.
- C. Ordinance 26-09 - An ordinance amending Title 17 Zoning of the Hyrum City Municipal Code to create Chapter 17.64 Agritourism and amend Section 17.38.010 C. Use regulations to include "Agritourism" as a Conditional Use in the Residential Agricultural Zone RA.
- D. Ordinance 26-11 - An ordinance amending Sections 9.44.040 Cigars, Cigarettes and Tobacco Prohibitions, 9.52.030 Permitting Use by Minors in Place of Business, 9.52.040 Furnishing to Minors, and 9.52.050 Buying or Possessing by Minors of Title 9 Public Peace, Morals, and Welfare of the Hyrum City Municipal Code to change the minimum age from nineteen (19) to twenty-one (21) years.

11. OTHER BUSINESS

- A. Consideration and appointment of Emily Webb to the Hyrum Planning Commission.
- B. Discussion on Elite Hall.
- C. Consideration and award of bid for the replacement of Elite Hall's roof.
- D. Consideration and approval for Hyrum City to submit licensing paperwork to provide ground ambulance service, Advanced EMT ambulance service, and medical standby services for Hyrum City limits along with contracting a Paramedic service with a neighboring department.

- E. Consideration and award of bid for the 300 South Underground Power Project.
- F. Consideration and approval of a 2nd Amendment to the Contract for Engineering and Technical Services with Forsgren to allow services as the designated interim City Engineer.
- G. Mayor and City Council reports.
- H. ~~Closed Session - Strategy Session to discuss the purchase, exchange or lease of real property.~~

12. ADJOURNMENT

PUBLIC COMMENT:

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

Dustin Hawkes said he lives at 166 North Center Street in Hyrum. He has contacted the City and attended City Council meetings numerous times over the past six years about the business at 50 East 200 North a steel work business. It operates under a conditional use permit for light manufacturing and the use is exceeding light manufacturing with noise, and odor. The business operates outside of the boundaries of its permit. Painting happens in open air and not in an enclosed painting area. It operates heavy equipment at 6:45 a.m. which is in violation of the City's noise ordinance. This business has a huge impact on the neighborhood and there are serious Hyrum City Code violations as well as health concerns. He asked the City to address the issue and to no longer allow this business in this residential neighborhood.

Mayor Miller said the City is doing everything legally possible to address the situation. The business has certain legal rights and the City is working with the City Attorney regarding this complaint.

Gary Gabler said he has lived next to this business for 20 years and there have been significant impacts on the neighborhood over the past couple of years. There has been an increase in noise levels, especially in the summer mornings before 6:00 a.m., and strong paint odors. He asked Hyrum City to enforce its existing ordinances.

Kathleen Voth said she lives at 25 East 100 North the business began as a conditional use but has expanded significantly. She

expressed concern that the area has increasingly become industrial, with gravel trucks, cement operations, and light manufacturing. She noted declining neighborhood conditions, increased lighting, and noise levels that interfere with daily activities. She hopes that nothing will go on under the table like it has before. She has not received notice about zoning changes for this business.

Mayor Miller said nothing is going on under the table. The City has reviewed the business permitting regulations and is working within legal constraints. He stated that efforts are being made to mitigate impacts and restore the neighborhood's character. The zoning of this property took place many years ago and now the City is trying to figure out a solution to the problem.

Councilmember Rasmussen stated that all zoning changes and ordinances are publicly posted on City Council agendas and legally advertised. He emphasized that the process is transparent and that residents are responsible for staying informed and participating in public processes.

Mayor Miller said City Planner Tony Ekins has the best interests of Hyrum. He encouraged citizens to meet with staff to discuss concerns and participate in the planning process.

Rosa Lee Buck said she lives at 65 East 100 North her property borders the business and she has observed the business's expansion over time. She expressed frustration with attempts to work with the City and stated that residents feel overlooked. She requested assistance in preserving the residential nature of the neighborhood and reducing noise and property neglect.

Mayor Miller said the residents should organize collectively, compile a list of concerns, and request a meeting with the business owner in a respectful manner.

Rosa Lee Buck asked why it is the responsibility of neighbors to ensure the business complies with its legal permits.

Mayor Miller reiterated that the City is working diligently within legal limits to address the issue.

Dustin Hawkes asked what could be accomplished by organizing as a group.

Mayor Miller said a unified group demonstrates the extent of the issue and allows concerns to be presented directly to the business owner while the City continues its legal efforts.

Scott Casas said he resides at 100 East 100 North. He expressed concerns about large lights installed by the business in this neighborhood. He stated that he has attempted to address the issue individually with the business owner but has not reached a resolution. He supported the idea of approaching the matter as a group.

Ray Lake said he is a newer resident at 210 North 100 East. He and his wife chose this area based on its positive reputation. He acknowledged the concerns raised about this neighborhood business and expressed support for his neighbors. He emphasized that solutions require organization, compromise, and collaboration.

Kayla Hawkes said she lives at 166 North Center. In addition to noise and light concerns, she experiences strong chemical odors while doing yard work, which cause headaches. She also expressed concern for worker safety and thanked the Mayor and Council for their efforts.

Riley Winn said he lives at 600 South. He wanted to address the City starting its own ambulance services. He questioned the financial impact and potential duplication of services already provided by Cache County. He urged careful consideration of costs and avoiding increased tax burdens.

Shirleene Cooper said she lives directly east of the business being discussed tonight. She has a good relationship with Kyler Archibald who is the business owner and he has tried to address her concerns with lighting, and noise. She has expressed her concerns to him about increasing noise, vibrations, and lighting. She noted that while the business owner has attempted to address some concerns, issues persist and appear to be escalating. She emphasized the need for clear communication so concerns can be addressed effectively.

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

SCHEDULED DELEGATIONS:

CONSIDERATION AND APPOINTMENT OF EMILY WEBB TO THE HYRUM PLANNING

COMMISSION.

Mayor Miller said he would like to move item 11.A. Consideration and appointment of Emily Webb to the Hyrum Planning Commission before the Cache County Sheriff Chad Jensen. Emily Webb is also a Youth Council Advisor.

Emily Webb expressed gratitude for the opportunity to serve on the Planning Commission. She stated that Hyrum has been her home for seven years and that she is a mother of five children. She shared her involvement with the Youth Council and her passion for working with youth. She emphasized her commitment to maintaining the character of Hyrum while supporting responsible growth. She values good planning and balanced property use and affirmed that she will be diligent in her preparation and respectful in listening to others to help the community grow and thrive.

ACTION

Councilmember Rasmussen made a motion to appoint Emily Webb to the Hyrum City Planning Commission as an alternate member. Councilmember NaLyn Nelson seconded the motion and Councilmembers Adams, Foulger, Michael Nelson, NaLyn Nelson, and Rasmussen voted aye. The motion passed.

CACHE COUNTY SHERIFF CHAD JENSEN - TO PRESENT THE CACHE SHERIFF REPORT FOR 2025 AND TO REQUEST APPROVAL OF THE 2026-2029 CACHE COUNTY LAW ENFORCEMENT CONTRACT.

Cache County Sheriff Chad Jensen said it is always a pleasure to come before the City Council and interact with City Staff. He explained that Hyrum City contracts with the Cache County Sheriff's Office for law enforcement services and outlined how property tax funds support patrol services, though those funds are limited. He noted that Hyrum City's contract provides additional patrol hours, which improve response times. There have been approximately 1,800 calls for service in Hyrum over the past eight months, slightly higher than the previous year. He stated that call numbers remain steady year to year, with slow growth in line with population increases, and noted a total of 1,897 incidents last year. He reported that in 2025, over 7,000 service hours were provided. He stated that the contract arrangement has been beneficial and necessary, and that Hyrum has consistently remained within its contracted hours, unlike some other cities.

He presented the proposed contract rate increases as follows: \$60.00 per hour for 5,640 hours for the 2026-2027 contract year; \$64.00 per hour for 5,640 hours for 2027-2028; and \$68.00 per hour for 5,640 hours for 2028-2029. He explained that these adjustments are needed to align with Cache County rates. The current contract runs through the end of June, at which time the City may choose to renew. He said the quality of deputies assigned to Hyrum, have advanced in their careers after serving in Hyrum City. He stated that working in Hyrum provides valuable experience in community engagement and understanding local history, contributing positively to their professional development.

Mayor Miller expressed appreciation for the deputies serving in Hyrum, noting their positive attitudes and dedication to their work. He stated that their presence reflects a genuine commitment to the community.

Sheriff Chad Jensen said that while Hyrum is not the largest city in the valley, it is effectively meeting its public safety needs. He emphasized that reported numbers are accurate and not inflated, and credited the community for maintaining a relatively low number of serious incidents. He noted that most calls are nuisance-related, with comparatively fewer domestic or drug-related incidents, which he attributed to the character of Hyrum residents.

Mayor Miller said the Law Enforcement Agreement will be on the next agenda for the City Council's consideration and approval.

JEFF HINDS, ENBRIDGE GAS DISTRICT REGULATOR STATION, AND HIGH-PRESSURE GAS FEEDER LINE - SEEKING SITE PLAN APPROVAL FOR UPGRADES TO THE DISTRICT REGULATOR STATION LOCATED AT 388 WEST 300 NORTH, AND HIGH-PRESSURE GAS FEEDER LINE FROM THE DISTRICT REGULATION STATION TO 4650 SOUTH 1200 WEST.

Mayor Miller said Enbridge Gas District Regulator Station and High Pressure Gas Feeder Line is requesting Site Plan approval for upgrades to the District Regulator Station located at 388 West 300 North and high-pressure gas feeder line from the District Regulations Station to 4650 South 1200 West.

Jeff Hinds, Enbridge Gas Construction Manager, was present for the discussion regarding the Enbridge gas project.

Andrew Esplin, Enbridge Gas Project Manager, presented details of the project located north of the Hyrum JBS Beef Plant. He explained

that Enbridge is planning to add gas to the high-pressure system and construct an interconnect to receive the gas. The project includes a pipeline from the JBS area to a facility at 300 North 400 West, where construction activity is currently underway. He stated that the existing facility will be upgraded to receive and blend natural gas to meet quality standards, and that a pipeline will be constructed along 200 North and 300 West. The proposed route along 300 North was selected because an existing pipeline already follows that alignment, making it the most practical option.

Mayor Miller questioned why the pipeline route was selected along 300 North, noting that it is a major connector road between Hyrum and Nibley. He suggested reconsidering the route to 400 North due to existing congestion and the closure of Hyrum Dam impacting traffic flow on 300 North.

Project Manager Andrew Esplin responded that the alignment follows the existing pipeline and is considered the best route. He explained that horizontal directional drilling will be required, particularly near the railroad tracks, which necessitates significant depth and specific starting locations for boring operation

Mayor Miller expressed concern about impacts to residents along 300 North and asked what mitigation efforts could be implemented. He is also concerned about existing noise levels at Enbridge's gas facility located at 300 North 400 West, stating that the area is already experiencing significant noise and Enbridge needs to find a solution to the noise.

Project Manager Andrew Esplin acknowledged the noise concerns from the gas facility at 300 North 400 West. He explained that the station experiences high flow rates to serve Hyrum City, which contributes to noise levels. Mitigation efforts are underway, including reducing flow rates by relocating a meter at the JBS facility, which is expected to reduce noise by approximately 25%. He also noted the installation of sound insulation measures and a sound mitigation wall. Additionally, he mentioned long-term plans for another facility along Highway 165 that would further reduce noise levels.

Mayor Miller encouraged Andrew Esplin to speak directly with nearby residents, including Carl Lundahl, regarding noise concerns at its facility at 300 North 400 West.

Project Manager Andrew Esplin stated that the facility is currently in compliance with City noise ordinances.

Councilmember Adams asked about the decibel limits from the gas facility and expressed concern that the project was initially approved with the understanding that there would be minimal or no noise impact.

Project Manager Andrew Esplin responded that City code allows noise levels below 75 decibels during daytime hours (7:00 a.m. to 10:00 p.m.) and below 70 decibels at night.

Councilmember Rasmussen inquired about whether pipes could be wrapped to reduce noise.

Project Manager Andrew Esplin stated that wrapping pipes can create corrosion issues but noted that redesign efforts are being considered to further reduce noise.

Mayor Miller emphasized that noise remains a significant issue for neighboring residents and urged further action.

Councilmember Adams questioned why it has taken approximately two years to address the noise concerns.

Project Manager Andrew Esplin said that previous engineering and communication issues with Hyrum City's engineer delayed progress but stated that efforts are now actively underway to resolve the problem.

Mayor Miller expressed concerns about traffic impacts, stating that the project could create a major bottleneck for the City if the line were to be installed on 300 North rather than 400 North.

Project Manager Andrew Esplin stated that the project team is willing to work with contractors and partners to address traffic control concerns but noted that redesigning the project would require significant time and cost.

Mayor Miller reiterated that 300 North is a critical roadway and should not be further burdened.

Councilmember Rasmussen noted that a previous pipeline was installed on the south side of 300 North, while this proposal

places infrastructure on the north side, increasing concerns about congestion and long-term utility conflicts.

Councilmember Michael Nelson expressed concerns about impacts to City infrastructure, including irrigation, water, sewer, and fiber optics. He suggested that routing the pipeline along 400 North and 400 West would reduce impacts to residents and better utilize existing rights-of-way. He also recommended relocating valve infrastructure outside of the roadway.

Project Manager Andrew Esplin explained that relocating the infrastructure would require significant redesign, including extending pipeline length and reconfiguring connections around the facility.

Councilmember Rasmussen questioned whether adjustments could be made to shift infrastructure slightly to avoid conflicts with the right-of-way and future utility needs.

Project Manager Andrew Esplin stated that space limitations and existing site constraints influenced the current design, including proximity to a retention basin and utility corridors.

Councilmember Rasmussen emphasized the importance of preserving space for future infrastructure, noting that long-term planning must account for major utilities such as large water and sewer lines.

Project Manager Andrew Esplin noted that future facility modifications may allow for some adjustments to the current configuration.

Councilmember Rasmussen raised concerns about pavement cutting and restoration along 300 North, stating that repair details should be clearly included in project plans.

Project Manager Andrew Esplin responded that pavement restoration will follow APWA 2017 standards and is expected to include full lane replacement where necessary.

Councilmember Michael Nelson reiterated that an alternative route along 400 North and 400 West would minimize disruption to residents and suggested earlier coordination with the City would have been beneficial.

Project Manager Andrew Esplin stated that initial communication began approximately eight months ago and that redesign at this stage would be difficult due to significant investment in engineering and surveys.

Mayor Miller urged the project team to carefully consider the impact on residents and the City's transportation system.

Councilmember Adams asked about the impact of heavy truck traffic, estimating 200 to 300 trucks per day, and how road damage would be addressed.

Councilmember Rasmussen requested that pavement restoration details be formally incorporated into project plans to ensure accountability.

Project Manager Andrew Esplin agreed to communicate with contractors and incorporate additional conditions into the project documentation.

The City Council expressed appreciation for the presentation and indicated a willingness to continue working collaboratively to address outstanding concerns, but the City wants the gas line to be installed along 400 West and then 400 North.

ACTION

Councilmember Rasmussen made a motion to continue the Enbridge Gas District Regulator Station and High Pressure Gas Feeder Line is requesting Site Plan approval for upgrades to the District Regulator Station located at 388 West 300 North and high-pressure gas feeder line from the District Regulations Station to 4650 South 1200 West until a work session with Enbridge Gas can be held to discuss some of the issues including location of new lines and noise. Councilmember Adams seconded the motion and Councilmembers Adams, Foulger, Michael Nelson, NaLyn Nelson, and Rasmussen voted aye. The motion passed.

INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES:**RESOLUTION 26-09 - A RESOLUTION AMENDING THE HYRUM CITY SOCCER FIELDS RENTAL FEE AND DEPOSIT SCHEDULE.**

Mayor Miller said Resolution 26-09 is a resolution amending the Hyrum City Soccer Fields Rental Fee and Deposit Schedule.

City Recreation Manager Robert Stroud said Hyrum Recreation proposes establishing a new fee for competitive soccer leagues. Competitive leagues, such as the South Cache Soccer League, make significant use of the Hyrum Soccer Facility. Participants from across the valley and surrounding areas regularly utilize the Hyrum Soccer Complex. Under the current arrangement, Hyrum City does not receive revenue from this use while continuing to absorb the costs associated with maintenance, including trash removal, restroom upkeep, and field care. To address this, it is proposed that Hyrum City implement a fee of \$100 per competitive team, per season, for any team that designates the Hyrum Soccer Facility as its home field. A season typically lasts approximately two months and occurs once in the spring and once in the fall. Additionally, a \$300 league deposit would be required for the league. All fees and deposits must be paid prior to the start of the season, and all participating teams must be documented for field use. The deposit will help ensure the facility is maintained in good condition, including proper trash disposal in the on site dumpster and preservation of field conditions.

Councilmember Michael Nelson recommended the City charge competitive soccer teams a \$125 per home team per season and not charge a fee to recreational teams.

Jake Nesbit, President of South Cache Soccer, explained that the organization is a nonprofit, volunteer-run league focused on providing low-cost soccer opportunities. He stated that the league separated from higher-cost club programs to remain affordable and offers financial assistance to families in need. He noted that while there is a competitive component, it is relatively small, and fees remain significantly lower than other clubs, which can exceed \$1,000 annually. South Cache Soccer does not pay coaches. He stated that the \$100 competitive team fee is standard and acknowledged that the City has the authority to charge it. He also raised concerns about how responsibilities for public space maintenance, such as trash and restroom use, would be enforced.

Councilmember Rasmussen discussed identifying Hyrum-based teams and noted that team registrations are tied to specific cities. He acknowledged that occasionally teams may play outside their home city. The City should focus on cost recovery but emphasized that the City would not face financial hardship without collecting the \$5 recreational fee. He expressed opposition to charging a per-participant recreational fee and commended South Cache Soccer for

maintaining low participation costs. He does support charging \$100 per competitive team per season.

City Recreation Manager Robert Stroud reiterated that the City incurs costs for maintaining the fields and facilities, including emptying trash, cleaning restrooms, and preparing fields. He emphasized the need to determine responsibility for these services in a shared public space and how a deposit might be structured.

Jake Nesbit responded that enforcing responsibility for maintenance in a public space presents challenges, as multiple users access the fields. He suggested alternatives such as hiring local youth to assist with field preparation and questioned how a deposit tied to trash and restroom use would be fairly administered.

ACTION

Councilmember Rasmussen made a motion to approve Resolution 26-09 a resolution amending the Hyrum City Soccer Fiels Rental fee and Deposit schedule with the following amendments: 1. Under City Sponsored Recreation Leagues "Home Team Fee (per athlete per season) paid by League \$5.00" replace with "Home Team Fee \$0.00"; and 2. under the fifth WHEREAS, delete "a Home Team Fee per athlete per season for recreation league play which is paid by the League to the City: and". Councilmember Foulger seconded the motion and Councilmember Adams voted aye, Councilmember Foulger voted aye, Councilmember Michael Nelson voted aye, Councilmember NaLyn Nelson voted aye, and Councilmember Rasmussen voted aye. The motion passed.

RESOLUTION 26-10 - A RESOLUTION APPOINTING A DESIGNATED CITY ENGINEER FOR HYRUM CITY.

Mayor Miller said Resolution 26-10 is a resolution appointing a designated City Engineer for Hyrum City. This resolution would appoint Eric Dursteler, P.E., an employee of Forsgren Associates as the interim City Engineer. Eric currently serves on Hyrum City's ALUA Board. There has been some questions as to whether this is a conflict of interest for Councilmember Rasmussen since he currently works for Forsgren Associates.

Councilmember Craig Rasmussen said he disclosed a potential conflict of interest when he filed his conflict of interest form with Hyrum City. He is employed by Forsgren Associates and manages

its Logan office. He explained that Eric Dursteler is a senior engineer and currently serves on the City's ALUA Board and has considerable knowledge of Hyrum City's development ordinances. Hyrum City currently does not have an in-house City Engineer to legally conduct the required services outline by current City Ordinances. Utah State Law states that an elected official does not have to declare a conflict of interest nor reclude themselves from the discussion if that conflict was listed on the filed conflict of interest form. Before Hyrum City selected Eric Dursteler from Forsgren Associates to serve on its ALUA Board Hyrum City's Attorney was contacted and he gave his legal opinion that it was not a conflict of interest for Hyrum City to hire Eric Dursteler with Forsgren Associates to provide engineering work for Hyrum City. State law prohibits a council member from serving on an ALUA approval body. He clarified that he is not a member of ALUA and has no authority over subdivision approvals. He further explained that the current discussion involves a contract amendment and not ALUA decisions. Despite the determination, he stated he would abstain from voting on the matter.

Councilmember Foulger stated that the resolution references a contract dated March 28, 2024, She expressed concern about a potential conflict of interest, noting that Councilmember Rasmussen holds a leadership and financial position with Forsgren Associates. Even if a legal conflict does not exist, there is a perceived conflict of interest. This situation raises concerns about objectivity and could be perceived as a conflict of interest.

Councilmember Rasmussen said it has been several years since Forsgren Associates has performed work for developers in Hyrum City. This is where a conflict might exist and emphasized that many municipalities manage similar situations by assigning work to alternative firms when needed.

Councilmember Foulger reiterated her concern that Councilmember Rasmussen's employment and financial interest in Forsgren Associates creates a significant perceived conflict of interest while serving on the City Council.

Councilmember NaLyn Nelson said she agreed the situation creates an appearance of a conflict of interest, even if it may not meet the legal definition. She expressed concern about public perception and indicated that selecting a different firm could avoid these concerns.

Councilmember Rasmussen reiterated that the City Attorney reviewed the matter and determined there was no conflict. He added that Forsgren's experience and familiarity with City operations provide a benefit to the City.

Councilmember Foulger said the employment relationship between Councilmember Rasmussen and Forsgren remains a concern.

Councilmember Michael Nelson stated that State regulations are intended to prevent conflicts of interest by separating governing bodies from approval authorities. Even the appearance of a conflict should be avoided and suggested that the City has access to multiple engineering firms. He recommended selecting a different firm to eliminate any concerns.

Councilmember NaLyn Nelson said while the situation may not technically be a conflict, it presents a perceived conflict of interest. She supported choosing an alternative firm to remove doubt.

Councilmember Adams noted that the matter had previously been reviewed and approved by the City Attorney.

ACTION

Councilmember Michael Nelson made a motion to approve Resolution 26-10 a resolution appointing a designated City Engineer for Hyrum City. Councilmember NaLyn Nelson seconded the motion, Councilmember Adams voted aye, Councilmember Rasmussen abstained, Councilmember NaLyn Nelson voted nay, Councilmember Foulger voted nay, and Councilmember Michael Nelson voted nay. The motion failed.

ORDINANCE 26-09 - AN ORDINANCE AMENDING TITLE 17 ZONING OF THE HYRUM CITY MUNICIPAL CODE TO CREATE CHAPTER 17.64 AGRITOURISM AND AMEND SECTION 17.38.010 C. USE REGULATIONS TO INCLUDE "AGRITOURISM" AS A CONDITIONAL USE IN THE RESIDENTIAL AGRICULTURAL ZONE RA.

Mayor Miller said Ordinance 26-09 is an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code to create Chapter 17.64 Agritourism and amend Section 17.38.010 C. Use Regulations to include "Agritourism" as a conditional use in the residential agricultural zone RA.

City Planner Tony Ekins said Hyrum City was approached by the Brad

James family, citizens of Hyrum City who desire to conduct "agritourism" on their property parcel in the Residential Agricultural Zone RA to attract participants to his family's farm for family events, weddings, and wedding receptions. When staff discussed and researched agritourism with the James family, staff determined agritourism would support the agricultural heritage and rural open spaces in Hyrum by providing farms who are committed to maintaining agricultural property the ability to generate additional income, and provide accessory uses that allow visitors coming to their farms for entertainment, recreational, educational, or similar agriculture-oriented attractions. Planning Commission Recommendation: On January 8, 2026, the Planning Commission held the required public hearing and discussed the draft amendment. The planning commission made a vote to continue the item to allow staff to revise the draft for further delegation. (See attached Draft Amendment and January 8, 2026, Planning Commission Meeting Minutes) On February 12, 2026, the Planning Commission reviewed the revisions and made a motion (5-0 Vote) to recommend the draft amendment to the City Council. While preparing ordinance 26-09, staff cleaned up minor grammar as shown by red strikethrough on the prepared ordinance 26-09. City Council Recommendation: On February 19, 2026, staff presented the ordinance to the City Council, which received support for the intent of the ordinance but was continued by the City Council at the staff's request to include the following: 1. Include legal review comments for occupancy requirements and accessory uses that shall not be considered as part of agritourism. a. Staff included additional accessory uses that shall not be considered. See: 17.64.H. b. Staff included additional guest occupancy requirements. See: 17.64.I. 2. General cleanup of ordinance language that ties proposed accessory uses with definitions. a. Staff cleaned up ordinance text to focus on accessory uses and defined accessory uses specifically in the accessory uses in Table 17.64.G. Page 1 of 2 67Section 10. Item C. b. Staff included text language for existing and proposed buildings and sanitary sewer facilities. Staff would like to see agritourism use existing buildings be utilized such as agricultural barns and structures and limit new construction to accessory buildings only to preserve rural character. This could engage a discussion with the City Council to determine if a minimum sq. ft. of new accessory buildings should be regulated by this ordinance. See 17.64.J. 3 through 7. 3. Determine if the ordinance is required to go back to the Planning Commission to review the changes at the City Council level. a. Utah Code 10-20-502 Preparation and adoption of land use regulations (effective 11/6/2025) requires the Planning Commission

to hold the public hearing, review and recommend to the legislative body a proposed land use regulation. The legislative body shall consider each proposed land use regulation that the Planning Commission recommends, and the legislative body may adopt or reject the land use regulation as proposed by the Planning Commission; or after making any revision the legislative body considers appropriate. b. Hyrum City Code 17.08.150 Amendments requires a Public Hearing must be held by the Planning Commission and all proposed amendments shall be first recommended by the Planning Commission. The City Council may overrule the Planning Commission's recommendations by a majority vote of its members.

ACTION

Councilmember Michael Nelson made a motion to approve Ordinance 26-09 an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code to create Chapter 17.64 Agritourism; and amend Sections 17.38.010 C. Use Regulations to include "Agritourism" as a Conditional Use in the Residential Agricultural Zone RA. Councilmember NaLyn Nelson seconded the motion.

Councilmember Rasmussen recommended amending the motion to include the following amendments: 1. J. Standards Section 4. delete "No new large scale commercial buildings shall be approved."; and Section 6.a. delete "(i.e., water, power, connections, accessibility, etc.)". Councilmembers Michael Nelson and Councilmember NaLyn Nelson accepted Councilmember Rasmussen's amendments to the motion. Councilmember Adams voted aye, Councilmember Rasmussen aye, Councilmember NaLyn Nelson voted aye, Councilmember Foulger voted aye, Councilmember Michael Nelson voted aye. The motion passed.

ORDINANCE 26-11 - AN ORDINANCE AMENDING SECTIONS 9.44.040 CIGARS, CIGARETTES AND TOBACCO PROHIBITIONS, 9.52.030 PERMITTING USE BY MINORS IN PLACE OF BUSINESS, 9.52.040 FURNISHING TO MINORS, AND 9.52.050 BUYING OR POSSESSING BY MINORS OF TITLE 9 PUBLIC PEACE, MORALS, AND WELFARE OF THE HYRUM CITY MUNICIPAL CODE TO CHANGE THE MINIMUM AGE FROM NINETEEN (19) TO TWENTY-ONE (21) YEARS.

Mayor Miller said Ordinance 26-11 is an ordinance amending Sections 9.44.040 Cigars, Cigarettes and Tobacco Prohibitions, 9.52.030 Permitting Use by Minors in Place of Business, 9.52.040 Furnishing to Minors, and 9.52.050 Buying or Possessing by Minors of Title 9 Public Peace, Morals, and Welfare of the Hyrum City Municipal Code

to change the minimum age from nineteen (19) to twenty-one (21) years. The proposed ordinance is being presented to amend Sections 9.44.040, 9.52.030, 9.52.040, and 9.52.050 of the Municipal Code of Hyrum City to update the minimum legal age for the sale, furnishing, purchase, possession, and use of tobacco and electronic cigarette products from nineteen (19) years to twenty-one (21) years. This amendment is necessary to ensure the City's code is consistent with current state and federal law, including Utah House Bill 324 and the federal Tobacco 21 legislation enacted in 2019. Aligning the City's ordinances with these legal standards helps avoid conflicts in enforcement and ensures retailers and residents are subject to uniform age requirements. In addition to maintaining legal compliance, the ordinance supports public health objectives by reducing youth access to tobacco and nicotine products. Research consistently shows that raising the minimum legal sales age decreases initiation rates among adolescents and young adults, thereby lowering long term health risks associated with nicotine addiction. Updating the Municipal Code will strengthen local enforcement authority, provide clarity to businesses and law enforcement, and reinforce the City's commitment to protecting the health, safety, and welfare of the community.

ACTION

Councilmember Rasmussen made a motion to approve Ordinance 26-11 an ordinance amending Sections 9.44.040 Cigars, Cigarettes and Tobacco Prohibitions, 9.52.030 Permitting Use by Minors in Place of Business, 9.52.040 Furnishing to Minors, and 9.52.050 Buying or Possessing by Minors of Title 9 Public Peace, Morals, and Welfare of the Hyrum City Municipal Code to change the minimum age from nineteen (19) to twenty-one (21) years with the amendment to the third WHEREAS to delete "persons under the age of 21". Councilmember Michael Nelson seconded the motion and Councilmember Adams voted aye, Councilmember Rasmussen voted aye, Councilmember NaLyn Nelson voted aye, Councilmember Foulger voted aye, Councilmember Michael Nelson voted aye. The motion passed.

OTHER BUSINESS:**DISCUSSION ON ELITE HALL.**

Mayor Miller expressed strong support for focusing on improvements to the existing building at the Elite Hall before pursuing any

annex construction. He outlined priority projects including roof replacement, seismic equipment installation, restroom renovations, façade repairs, and window restoration. He emphasized addressing interior needs such as ceiling and structural improvements. He recommended locking the upstairs kitchen and discontinuing its use for food service. He also proposed constructing an ADA-accessible ramp, in coordination with Ryan Lemon, to be installed at the south back doors and extended toward the east side of the parking lot for improved accessibility. Renovate restrooms to meet ADA standards and repair the building façade, including replacing deteriorated plywood sections on the front exterior. He does not support hosting large catered meals in Elite Hall, such events create maintenance and cleaning challenges. Larger events should be directed to the Civic Center, which is designed for that purpose. Roof replacement costs are approximately \$100,000 and recommended redirecting RAPZ grant funds from annex construction to Elite Hall renovations instead.

Councilmember NaLyn Nelson agreed that annex discussions should be paused in favor of addressing critical interior and structural improvements at Elite Hall. It is important to prioritize necessary repairs before expanding facilities.

Councilmember Michael Nelson said limiting large dinners in Elite Hall would align with preserving the building's original character. The building has deteriorating conditions such as plywood-covered windows and the aging roof. Essential needs should be prioritized over additional desired expansions.

Councilmember Foulger said she is not opposed to an annex in principle; however, she questioned the justification of investing approximately \$600,000 in new construction while the existing building requires significant restoration. She supports focusing on restoring the existing building to its historic condition before an annex is considered.

Councilmember Craig Rasmussen expressed appreciation for the City's continued investment in Elite Hall, noting his long-term involvement in improvements over the past 15 years, including donation of more than \$20,000 in professional services. He discussed ADA access options, recommending evaluation of a north-side ADA entrance rather than constructing an annex ramp. He suggested relocating ADA access to the east side of the building to better match grade and functionality. He recommended obtaining complete restoration drawings and a comprehensive plan before

proceeding with renovations, and emphasized coordination with SHPO (State Historic Preservation Office). He advised implementing projects in phases based on a long-term master plan.

Mayor Miller stated that Ryan Lemon has been actively involved in evaluating the building and developing construction plans and blueprints. Planning efforts will continue in coordination with staff in a methodical manner.

Museum Director Jami VanHuss thanked the City Council for its support of Elite Hall improvements. She agreed that funding should prioritize roof replacement and essential repairs. There is a great need for a comprehensive master plan before proceeding with additional work. She requested involvement in the redesign process and emphasized the importance of understanding how the facility is used to ensure thoughtful, cost-effective improvements.

CONSIDERATION AND AWARD OF BID FOR THE REPLACEMENT OF ELITE HALL'S ROOF.

ACTION

Councilmember Rasmussen made a motion to reject all bids for the Elite Hall roof replacement until the project can be rebid with additional seismic renovation work. Councilmember Foulger seconded the motion and Councilmember Adams voted aye, Councilmember Rasmussen voted aye, Councilmember NaLyn Nelson voted aye, Councilmember Foulger voted aye, Councilmember Michael Nelson voted aye. The motion passed.

CONSIDERATION AND APPROVAL FOR HYRUM CITY TO SUBMIT LICENSING PAPERWORK TO PROVIDE GROUND AMBULANCE SERVICE, ADVANCED EMT AMBULANCE SERVICE, AND MEDICAL STANDBY SERVICES FOR HYRUM CITY LIMITS ALONG WITH CONTRACTING A PARAMEDIC SERVICE WITH A NEIGHBORING DEPARTMENT.

Mayor Miller said before the City can submit licensing paperwork to provide ground ambulance service, advanced EMT ambulance service, and medical standby services for Hyrum City the City Council would need to give its approval.

Fire Chief Tony Stauffer said in order for the City to be able to provide ambulance service the City has to apply for its own ambulance service license with the State of Utah. This decision involves long-term planning and strategic control over the service, not just finances. By the City providing ambulance service

it can ensure quality service and independence from external agencies.

Mayor Miller said establishing the ambulance service will benefit the City over the next 10-20 years and is a forward-looking initiative.

Councilmember Michael Nelson said establishing ambulance service would have a positive impact on Hyrum City. The City has reviewed financial numbers and aims to provide the service without raising taxes.

Councilmember Adams asked questions about the transition from contracting with Cache County, noting that all current ambulance calls already have paramedic coverage. He expressed concerns about efficiency and timing.

Mayor Miller said he has reviewed the financials with Fire Chief Tony Stauffer, Assistant Fire Chiefs Luke Schmid and Chris Crockeett, and Senior Accountant Wes Bingham. He has been assured that the ambulance will generate the necessary revenue to provide this service without increasing taxes.

Councilmember Rasmussen inquired about the fire budget, noting that personnel costs were listed under EMT rather than fire. He asked for clarification on staffing needs for ambulance coverage, emphasizing that EMT personnel provide both medical and fire support.

Fire Chief Tony Stauffer said staffing will cover both fire and EMS responsibilities as required.

Councilmember Rasmussen asked about the potential for neighboring communities, such as Nibley, to contract with Hyrum City instead of Cache County, and what financial impact that might have.

Senior Accountant Wes Bingham said Cache County currently collects approximately \$190,000 from Hyrum residents, and future service contracts could generate additional revenue if other communities join. The City would retain the revenue from its own ambulance service.

Assistant Fire Chief Luke Schmid added that revenue from fire service is accounted for separately from ambulance service, and establishing a district may impact rates differently than the City

model. He also confirmed discussions with Logan City Fire Chief regarding the feasibility of Hyrum City managing its own service.

Councilmember Rasmussen asked what committing to this approval entails and whether it represents 100% commitment from the City.

Assistant Fire Chief Luke Schmid said that approving the proposal allows submission of a letter from the Mayor accepting the service proposal. Cache County currently holds the license, but Hyrum City can submit the application to the State EMS office to begin independent service in 2027.

ACTION

Councilmember NaLyn Nelson made a motion for Hyrum City to submit licensing paperwork to provide ground ambulance service, Advanced EMT ambulance service, and medical standby services for Hyrum City limits along with contracting a Paramedic service with a neighboring department. Councilmember Foulger seconded the motion and Councilmember Adams voted nay, Councilmember Rasmussen voted aye, Councilmember NaLyn Nelson voted aye, Councilmember Foulger voted aye, Councilmember Michael Nelson voted aye. The motion passed.

CONSIDERATION AND AWARD OF BID FOR THE 300 SOUTH UNDERGROUND POWER PROJECT.

Mayor Miller said as part of ongoing efforts to enhance and build a stronger more reliable power system, Hyrum City Power & Light has identified projects that would help accomplish this goal. One of the projects will be to install a 600-amp capable circuit from Hammer Substation to 800 East on 300 South. In preparing our 2025/2026 FY budget, we allocated money to this project. We initiated an RFP to solicit bids for a contractor to install roughly 3600 feet of underground PVC conduit along 300 south. We received bids from five (5) different contractors. After conducting a bid opening on Friday, February 20th, Legrand Johnson Construction was the apparent low bid at a cost of \$73,463.03. The budget includes \$207,000 for this project. This includes contractor work, Hyrum City crews to directional drill the roadways and driveways, high-voltage cable, and associated materials.

<u>Contractors</u>	<u>Bid Amount</u>
LeGrand Johnson	\$ 73,463.03
Juniper Earthworks	\$101,560.00
Beck Construction	\$148,978.00

Tempest Enterprise	\$150,490.26
T Bailey Construction	\$164,771.20

City Staff is recommending awarding the contract to Legrand Johnson Construction in the amount of \$73,463.03

ACTION

Councilmember Adams made a motion to award the 300 South Underground Power Installation Project to LeGrand Johnson in the amount of \$73,463.03. Councilmember Michael Nelson seconded the motion and Councilmember Adams voted aye, Councilmember Rasmussen voted aye, Councilmember NaLyn Nelson voted aye, Councilmember Foulger voted aye, Councilmember Michael Nelson voted aye. The motion passed.

CONSIDERATION AND APPROVAL OF A 2ND AMENDMENT TO THE CONTRACT FOR ENGINEERING AND TECHNICAL SERVICES WITH FORSGREN TO ALLOW SERVICES AS THE DESIGNATED INTERIM CITY ENGINEER.

Mayor Miller said due to Resolution 26-10 a resolution appointing a designated City Engineer for Hyrum City not receiving approval earlier this evening, this item will not be discussed since it cannot be approved.

MAYOR AND CITY COUNCIL REPORTS.

Councilmember Foulger said the Hyrum Easter Egg Hunt is coming up and that eggs were delivered today for the Youth Council to fill.

Councilmember Michael Nelson said on Tuesday night, the communication equipment was tested. He noted the participation of two new people, bringing the total number of participants to three.

Councilmember NaLyn Nelson said the Youth Council has a dinner tomorrow night and will be attending a three-day conference and banquet.

Mayor Miller provided an update on odor mitigation efforts. He reported working with Michael Bryan from Kansas on technologies used at other JBS facilities to mitigate odor. He introduced Bryan to JBS management, as well as Kris Miller and Floyd at the compost plant. All parties are collaborating effectively and significant progress is being made on odor mitigation to enhance air quality.

ADJOURNMENT:

ACTION

**There being no further business before the City Council,
the Council Meeting adjourned at 10:00 p.m.**

ATTEST:

Steve J. Miller
Mayor

Stephanie Fricke
City Recorder

Approved: March 19, 2026
As Written