



CITY COUNCIL WORK SESSION MEETING

Tuesday, March 17th, 2026, at 5:30 p.m.
Council Chambers at City Hall and Online

MINUTES

Mayor Olson called the meeting to order at 5:30 p.m.

ROLL CALL

Councilors present included Art Adcock, Travis Keel, Lynn Mecham, Brian Del Rosario and Jeff Siddoway.

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, City Recorder Stephanie Christensen, City Engineer Jon Lundell, City Legal Counsel Brett Rich, Fred Openshaw Jr. and Fred Openshaw

PLEDGE OF ALLEGIANCE

Councilor Jeff Siddoway led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Councilor Art Adcock offered an inspiration thought.

DISCUSSION ITEMS

1. Youth City Council Award of Scholarship

Rescheduled to April 7, 2026.

2. Fred Openshaw Annexation - Discussion Only

City Manager Norm Beagley reported that this is 10 acres on the north side of the railroad tracks. The Openshaw's have previously talked about 4 lots, now they are thinking about two 3/4 acre lots, with the total annexation being about 10 acres. City Manager Beagley stated if and when the annexation is completed, then they would need to go through the subdivision process for the 2 lots. There is an old concrete road that runs along the top (north) of the property belonging to the County. It is fairly substantial road, but it is concrete.

Fred Openshaw Sr. and Fred Openshaw spoke to the Mayor and Councilors regarding the annexation. The Openshaw's said they have talked with a company regarding septic tanks, and they said it's best if you have at least 3/4 acre lots. The Openshaw's informed the Mayor and Council that there is a well on the property. They worked with a state engineer to get the well separated out for the 2 lots. They have also had a clean water quality test on the well which passed. The Openshaw's said there is also a small section along the top right-hand side that will be deeded to them, but it needs to be signed and recorded. City Manager Norm Beagley said that it will be a requirement for them to own that piece for the appropriate access. City Manager Beagley also informed the group that our code requires any new development to have water to supply the homes. Openshaw's have water and would need to work with the City toward an agreement. Councilor Brian Del Rosario wanted to confirm that there would be no

cost toward the City. City Manager Beagley confirmed there would be no cost. Councilor Brian Del Rosario asked what zone they wanted. Openshaw's said that they are asking for R20. City Manager Beagley stated that it would be zoning for the entire 10 acres. Councilor Del Rosario wanted to make sure the applicants understood the differences between R20 and Agriculture zone to make sure they are not tying their hands for the future because there are some limitations. Assistant City Manager Bond stated that is something they need to look at and make a decision. Councilor Jeff Siddoway reported that both agritourism and agriculture are permitted in R20. Councilor Del Rosario stated that cows, pigs and rosters are not allowed in the R20 zone. The Openshaw's stated that R20 would work for what they are wanting. Councilor Travis Keel asked how soon they are looking to develop? The Openshaw's understands it is a long process. Mayor Olson spoke with the applicants making sure the R20 zone would work for them and then asked if they have had a perk test. Fred Openshaw Sr said they have not had that completed because once you do that it is automatically assigned to that property. Mayor Olson also asked if the soils test included a perks test. City Manager Norm Beagley reported that it does not. Mayor Olson asked about the concrete road. City Manager Beagley said they have discussed having the concrete road core tested to see the structure underneath and/or the bearing capacity. Fred Openshaw Sr. stated that he has given the City all the documentation on the road and the core process is a huge cost, and he will not be doing a core test. The Openshaw's ask the Mayor and Councilors about the curb and gutter. City Manager Beagley stated our code states it is mandatory for curb and gutter with new developments. He reported that we have deferral agreements, but they are only for the core area of the town. Openshaw's ask for an exception. Assistant City Manager Jason Bond stated that a deferral agreement would be something the City Council could direct the staff to do. Councilor Travis Keel feels this is an exception that makes complete sense to do, in this circumstance in this situation. City manager Norm Beagley reminded them that the first process is the approval of the annexation, then a deferral agreement then a subdivision process. City Manager Beagley stated a deferral agreement can include curb and gutter and road and other things that the council directs us to do. City Council Members said they would consider a deferral agreement. Fred Openshaw asked the city to draft a sample copy of the deferral agreement, and they will work from there. The Openshaw's thanked the Mayor and Councilors.

2. Upcoming Agenda Items

City Manager Beagley informed the Mayor and Council that there will be 4 sets of minutes and city expenditures to approve. There will be the Sutherland Annexation Ordinance. Councilor Del Rosario asked that the Sutherland's attend and give more information as to their plan. City Manager Beagley stated there are 3 ordinances in regard to impact fees. These are basically what helps the city to legally collect impact fees. Two of the fees are going down slightly and one fee is going up. In previous years we have been living off of a culinary system from a very old infrastructure, which has very little buy in costs. City Manager Beagley reported one of the things the Council will see in regard to the drinking water system and will need to consider, in the next 6 months, a new tank and a new well. These are likely going to need to be bonded for and that is what these impacts fees are based off of. The growing need to support the residents and the new builds with great service. The sewer is basically staying stable at this time. Two of our systems are very debt sensitive, due to the sewer and the PI bonds. The City increasing the tank compacity will take us 40 years for each home to buy into. City Manager Beagley reported should the City adopt these ordinances, in 90 days per state statue, we can start collecting the updated fees. Councilor Del Rosario asked about the two fees dropping. City Manager Beagley replied the City has been estimating on the PI infrastructure and it may or may not have cost us what we were charging before. We are getting more precise in the impact fees. The City is now, with all the updates, using real-time data on how much water it actually takes to supply a home. The other thing is the PI and

the sewer have now paid their portion of dept from 2019. Being more precise and direct and in line with state codes makes it so the City never has to pay impact fees back to developers. City Manager Norm Beagley informed the council that there is also a Discussion and Possible Action item regarding the ULS Pipeline connection, and the last 4 items are regarding the City's final selection on the new employees and their respective employment agreements. City Manager Beagley reported that the individuals were super well qualified and the interview board members were amazing at the applicants and their qualifications.

3. Other Business

ADJOURNMENT

Councilor Lynn Mecham made a motion to adjourn the City Council Work Session. Councilor Jeff Siddoway seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Yes
Councilor Mecham	Yes
Councilor Siddoway	Yes

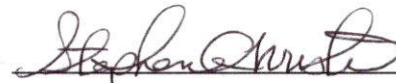
The motion passed.

The City Council Work Session Meeting adjourned 6:45 p.m.

ATTEST:



Daniel M. Olson, Mayor



Stephanie Christensen, City Recorder