

Elwood Town Council Meeting June 10, 2025

The Elwood Town Council met at the Elwood Town Hall, 5235 West 8800 North, Elwood, Utah, at 7:00, June 10, 2025. The following members were present consisting of a quorum.

Keenan Nelson	Mayor	Scott Goodliffe	Councilmember
Mark Lay	Councilmember	Lynn Hardy	Councilmember
Mike Pace	Councilmember		

Staff present at this meeting

Gina Marble	Town Clerk
Steve Woerner	Public Works

Others present at this meeting

Devere Hansen	Zack Pali	Sherri Pali	Ronnie Johnson
Quinn Hamson	Travis Davis	Art Bingham	Britton Hayden

WELCOME

ADMINISTRATION

Councilmember Lay gave the prayer
Pledge of allegiances

Mayor Nelson welcomed everyone to the meeting.

Councilmember Hardy made a motion to open the public hearing. Councilmember Lay seconded the motion. The voting was unanimous in favor of the motion

Public Hearing Operating Budget 2025-2026 & revised 2024-2025 budget. Mayor Nelson reported on the revised budget, he went through the budget and explained the line items.

Mayor Nelson reported on the Operating 2025-2026 budget, he explained the items. The water budget is up due to the water and sewer increases. The depreciation is higher also.

Mayor Nelson asked if there were any public comments-No comments.

Councilmember Goodliffe made a motion to close the public hearing. Councilmember Hardy seconded the motion. The voting was unanimous in favor of the motion

Councilmember Pace made a motion to open the town council meeting. Councilmember Lay seconded the motion. The voting was unanimous in favor of the motion.

Minutes for the May 13, 2025 town council meetings were presented for approval.

Councilmember Lay made a motion to approve the minutes for May 13, 2025. Councilmember Hardy seconded the motion. The voting was unanimous in favor of the motion.

Item#2 Resolution 2025-003 Revised 2024-2025 Budget-Mayor Nelson presented the revised 2024-2025 to the council, he stated we went over it in the public hearing is there any questions.

Councilmember Pace made a motion to adopt Resolution 2025-003 revised 2024-2025 budget. Councilmember Hardy seconded the motion. The voting was unanimous in favor of the motion

Item#3 Resolution 2025-002 Operating 2025-2026 Budget - Mayor Nelson presented the operating 2025-2026 budget. Mayor Nelson stated he went through the budget does the council have any questions.

Councilmember Hardy made a motion to adopt Resolution 2025-002 operating 2025-2026 budget. Councilmember Lay seconded the motion. The voting was unanimous in favor of the motion.

Item#4 RV Park final commercial site plan and MDA-Art Bingham- Councilmember Hardy asked how many units will be in the park. Art stated 87 with 9 of them being partial hookups the rest will be full hookups. Steve Woerner stated it will have a private lift station, the town has no responsibility. Art stated he has thought about doing the project in stages or just do it all at once. The council stated they would like to see the whole project done at once.

Art stated that he piped the whole ditch in front of the property, I was concerned about safety and wanted safety first and it provided a cleaner look. Councilmember Lay asked who is maintaining the lift station, Art stated he will split the cost with Maverick. Councilmember Hardy asked about water and sewer hookups. Steve Woerner stated this project was one that was included in the list. Councilmember Lay stated he didn't see a lot of open space, Art said he was going to work with C&R if someone wanted to drop a trailer off they could in the C&R open lot.

Councilmember Lay asked what are the large items on the punch list you need to complete. Art stated the driveway-we have it at 70 feet, we may have to ask for a variance for that. I would like to keep it at 70 to match the Maverick. It would just be a lot better for the big trailers to get in and out. Art also stated he would like to add 10 feet to the east, so when they are pulling out if the park they will have more room.

Councilmember Lay made a motion to give a variance and allow the driveway to be 70 feet. Councilmember Hardy seconded the motion. The voting was unanimous in favor of the motion.

Councilmember Pace made a motion to give a variance of 10 feet to the east to allow it straight out. Councilmember Lay seconded the motion. The voting was unanimous in favor of the motion.

Councilmember Lay made a motion to approve the final site plan and master development agreement with contingent all remaining items being completed. Councilmember Hardy seconded the motion. The voting was unanimous in favor of the motion.

- Item#5 Preliminary & Final Commercial site plan & asking for a deferment of the curb, gutter and sidewalk-Mountain West Truck Center-Ronnie Johnson-Ronnie stated he is the owner of the company and would like a deferment for the curb, gutter and sidewalk. He stated he doesn't have a problem putting them in but the property around it is not developed and we don't have all the grades. Councilmember Hardy asked if his parking lot is going to be paved, Ronnie stated yes. Councilmember Hardy asked how he was going to tie into it. Ronnie stated just like C&R did. Councilmember Lay asked how many acres were going to be developed. Ronnie stated about 4.

Councilmember Hardy asked if the business would have sales and service, Ronnie stated yes we will have sales. Councilmember Goodliffe read the requirements of the engineer-they want the water line going to the end of the property. Ronnie is asking to run it to the middle of the lot. Steve Woerner stated he is not asking for a variance just a deferment. Mayor Nelson stated if the council wanted to do the deferment, we would need a timeline to be complete. Councilmember Hardy stated it would be good for the town and the location is good. Ronnie stated we would get tax on service and parts. Councilmember Lay stated he has no problem with the deferment on the curb and gutter. Councilmember Hardy stated we will have our engineers make an agreement up, I'm okay with deferring the waterline also.

Councilmember Lay made a motion to accept the preliminary and final commercial site plan with the deferment agreement of the curb, gutter, sidewalk and waterline. Councilmember Hardy seconded the motion. The voting was unanimous in favor of the motion.

- Item#6 Planning Commission re-zone initiative- Quinn approached the council regarding the town rezone, the planning commission feels it's important to move forward. It's going to take a lot of time and cost to do this. Some problems we are having are enforcement of codes, non conforming uses, master plan, and unfair treatment. The town is mostly residential; this will not affect a lot of us in town but will affect some. We want to see the property match what you are using the land for now. Councilmember Hardy thinks it's a great idea.

Councilmember Hardy made a motion to approve \$5,000 for the planning commission to move forward with the rezone. Councilmember Lay seconded the motion. The voting was unanimous in favor of the motion

- Item#7 Secondary water bid- Steve Woerner- Steve reported that Shane completed the bid, we have enough to pay for this. We can have the bid done by July, the project done by 2026 season.

Councilmember Pace made a motion to move forward with the bid for the secondary water pound and pumps. Councilmember Hardy seconded the motion. The voting was unanimous in favor of the motion.

- Item#7 Planning Commission- Quinn reported they would like to see the general traffic ordinance on the next town council meeting. We will be working on the RD1 & RD2 and a noise and light ordinance.

WATER

Nothing to report.

SEWER

Nothing to report.

PARKS AND RECREATION

Mayor Nelson stated everything looks great at the park.

ROADS

Scott Goodliffe reported on the bridge project with UDOT, the bridges to be put out for bid in 2 weeks. They want all 3 done by October 2026, they will select the contractor in Aug 2025

EMERGENCY PREPAREDNESS

Councilmember Hardy nothing to report.

OTHER

Gina Marble trained the council on open meeting acts and talked about the fraud assessment.

Councilmember Hardy made a motion to adjourn, Councilmember Goodliffe seconded the motion, and the remaining council agreed. The meeting was adjourned at 8:58p.m.

The undersigned duly acting and appointed clerk for Elwood Town Corporation hereby certifies that the foregoing is a true and correct copy of the Town Council meeting minutes held on the 10th day of June 2025. Dated this the 8th day of July 2025.

Gina R Marble, Elwood Town Clerk