

Elwood Town Council Meeting

Meeting minutes

The Elwood Town Council met at the Elwood Town Hall, 5235 West 8800 North, Elwood, Utah, at 7:00, September 9, 2025. The following members were present, constituting a quorum.

Keenan Nelson Mayor Scott Goodliffe Councilmember Mark Lay Councilmember

Lynn Hardy Councilmember Mike Pace Councilmember

Staff Present at this meeting

Gina Marble Recorder/Clerk

Steve Woerner Public Works

Others present at this meeting

Devere Hansen Lynae Winkler Quinn Hamson

Sherri Pali Brian Davis Ron Jacques

ADMINISTRATION

Mayor Nelson gave the prayer

Pledge of allegiance

Approve the Minutes for Aug 12, 2025 Town Council meeting

Mayor Nelson asked if everyone had a chance to review the minutes from the August 12, 2025, Town Council meeting.

Motion to accept the minutes from August 12, 2025, was made by Council Member Pace and seconded by Council Member Lay. All voted in favor. Motion carried unanimously.

Item#4 Discussion Item-Sheriff's Department Report

The Sheriff's Department report was moved up in the agenda. Officer Kennedy presented appreciation coins from Sheriff Potter to the Council members as thanks for their donation to the canine unit. Officer Kennedy also thanked the community for its support following an incident in August.

Officer Kennedy reported that the deputy involved in the incident was doing well but not yet back to work. His canine partner Azula has a clear bill of health and is ready to return to duty. The officer noted that Azula showed no hesitation during a recent life flight training exercise, despite having been in a helicopter on the night of the incident.

Item#1 Action Item-ditch-head gate 64-Roger Munns

The Mayor stated that while the ditch head gate is not technically a town issue, it relates to town concerns regarding developers and subdivisions.

Roger Munns explained that the Highland Ditch Company is piping a ditch with funding from the NRCS, with remaining costs being covered by a loan. Each shareholder in the ditch company will be assessed approximately \$200 per acre to pay for the project. A developer who is refusing to sign an agreement is demanding that Elwood Town pay the assessment on the water shares if they develop their property.

Discussion ensued about the transfer of water shares to the town during development and who bears responsibility for the assessments. Council members expressed concern about having the town pay these assessments when they should be the responsibility of developers.

Council Member Hardy noted that the ditch company should have bylaws that address what happens when shares are sold or transferred. It was suggested that the town may want to create an ordinance requiring assessment fees to be paid off before water shares are transferred to the town.

The Council agreed to have Mayor Nelson and Council Member Hardy meet with a water attorney to get legal advice on the matter, with Gina accompanying them to document the discussion. The goal would be to determine the town's legal position and potentially create an ordinance to address this issue for future developments.

Item#2 Action Item- Planning Commission Town Re-zone initiative announcement & open house

Quinn presented the Planning Commission's rezone initiative announcement. He reported that an open house is planned for September 23rd to get citizen input on rezoning. He explained that the initiative aims to change zoning designations to reflect how properties are currently being used, rather than having the entire town designated as residential.

Quinn clarified that the initiative would not change zoning to what people want, but to reflect current usage. He noted that application fees for rezoning would be waived for the first year to encourage participation.

Motion to tell the Planning Commission to move forward with their rezoning initiative was made by Council Member Goodliffe and seconded by Council Member Lay. All voted in favor. Motion carried unanimously.

Item#3 Discussion Item-Planning Commission Report

Quinn reported that a commercial site plan had been submitted for Elwood Crossing at 5400 West and Powerline Road for a flex space building with no specific business owner yet. He noted there were no other immediate subdivisions or developments on their radar.

WATER

No items were discussed.

SEWER

No items were discussed.

PARKS AND RECREATION ETC.

Council members commented on how well-maintained the parks looked. They expressed appreciation for the generosity of community members who helped with the parks and noted that the sprinkler system has allowed Jason to spend more time on other maintenance tasks.

ROADS

Steve reported that the Elwood Bridge project is now out for bid advertisement. The bid date is set for September 30th, after which a contractor will be selected and project dates determined. There was discussion about the sequence of bridge replacements, with the bridge on 5600 West likely to be the last one completed. The Council had previously requested a specific order for the bridge replacements to minimize disruption.

Discussion also addressed issues with road shoulders and edge maintenance, particularly on Hunsaker Road. The Council noted concerns about work being done by Enbridge on gas lines and Comcast on fiber optic lines without proper permits or notification to the town. Steve mentioned that one contractor had damaged sewer lines during their work, and he was planning to meet with Enbridge representatives to address these issues.

EMERGENCY PREPAREDNESS

No items were discussed.

Other

Gina reported that she had received a letter from Tremonton indicating their interest in annexing approximately 60% of Elwood into Tremonton. Gina and Steve had met with Tremonton's Mayor Holmgren and their planner earlier that day to discuss the matter.

The proposed annexation would include the area from 10000 West all the way to the river, and as far north as possible to meet up with their existing boundaries. Mayor Holmgren had indicated he did not want to hurt Elwood, but their planner suggested adjusting the map slightly to "leave some and take some," which Gina had rejected.

The Council expressed strong opposition to the proposed annexation, viewing it as an insult to their community. The annexation appeared to be driven by developers who want to build high-density housing using Tremonton's infrastructure and water capacity.

Gina noted that Tremonton's planner planned to present the annexation map to Elwood's Town Council next month. The Council agreed to draft a strongly worded letter stating Elwood's opposition to the proposed annexation.

Motion to adjourn was made by Council Member Lay and seconded by Council Member Hardy. All voted in favor. Motion carried. 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 9th day of September 2025. Dated this the 14th day of October 2025.

Gina R Marble, Elwood Town Clerk