



CITY COUNCIL WORK SESSION MEETING

Tuesday, June 2nd, 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, Jeff Siddoway and Brian Del Rosario

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, City Recorder Stephanie Christensen, City Legal Counsel Brett Rich, Finance Director Shannon Hoffman, Digital Content Specialist Molly Warnick and Community Services Director Kami Ellsworth

PLEDGE OF ALLEGIANCE

Councilor Brian Del Rosario led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Councilor Art Adcock offered an invocation

DISCUSSION ITEMS

1. Recreation Buildings Update and Discussion

City Manager Norm Beagley informed the Mayor and Council that this is just a discussion. This discussion will cover both the new and existing recreation buildings. As a brief update on the cemetery building, funds are already included in next year's budget for phase two, which would add a small office, restroom, concrete floor, and parking area—similar to the improvements made to the recreation building.

As for the new recreation building, construction is progressing well. Site work on the parking lot—including utilities, storm drainage, and other infrastructure needed before asphalt (i.e. curb, gutter, sidewalk)—is nearly complete. Crews are working this week to install curb and gutter from the entrance road around the south side of the building, along with a large parking area.

The south parking lot will likely have roughly 20 to 40 stalls. We also made the two interior islands mountable so horse trailers, stock trailers, fire apparatus, and similar vehicles can move through more easily during rodeo events.

City Manager Norm Beagley stated his understanding is that curb and gutter work should be finished this week, followed shortly by asphalt. Inside the building, painting is complete, and the team is now working on finish electrical, plumbing, doors, and other final items.

City Manager Beagley recalls the contract calls for substantial completion by the end of June and final completion by mid- to late July. The goal is to finish the exterior improvements well before Orchard Days.

The hope is to have the parking lot, access areas, asphalt, storm drainage, and sidewalks completed before Orchard Days, even if some landscaping or other finishing touches remain. That way, the site can be used during Orchard Days without construction disrupting Orchard Days operations.

From a budget standpoint, this project was planned in two phases: first, construction of the building itself, and second, completion of the interior and exterior improvements funded during the current fiscal year. We previously set aside \$75,000 in RAP tax funding for the building, and none of that has been spent yet. It will be used once the building is ready for occupancy. An additional \$80,000 was also added during the current fiscal year.

In total, there is \$155,000 in RAP tax funding that we plan to recommend rolling over into the FY 2026-2027 Interim and Final budgets. About \$75,000 was intended for capital items such as a more durable rubberized floor, floor mats, and tumbling mats, as well as a divider curtain so the building can support programming on both the east and west sides at the same time.

The remaining \$80,000 was intended for fitness equipment in the existing building, which we'll discuss further shortly. At this point, we are still within budget. Are there any questions about construction, financing, or funding?

Mayor Olson council noted that \$75,000 of the \$155,000 was already a rollover amount.

City Manager Norm Beagley clarified that the full \$155,000 would be rolled over because the building is not yet complete. We did not want to purchase equipment early and have it sit unused for several months while warranty time elapsed. The funds remain divided into two general purposes: interior finishing items and fitness equipment. The intent is to keep those allocations consistent with prior RAP tax and council decisions.

Before John Bradley left, he provided a spreadsheet that was then updated by our new Community Services Director Kami Ellsworth after meeting with vendors, contractors, and instructors involved in cheer, martial arts, tumbling, and fitness programming. She reviewed how the current recreation building, the new recreation building, and City Hall might all be best used going forward.

Community Services Director Kami Ellsworth explained that the spreadsheet showed proposed use across the three facilities. After meeting with contractors, staff, and fitness instructors, she identified several scheduling conflicts—particularly involving cheer, tumbling, and martial arts. To help resolve those conflicts, the current recommendation is to continue using the old recreation building for some programming and fitness needs rather than immediately dedicating it entirely to open workout use.

Community Services Director Ellsworth also recommended opening the new building first and evaluating how well it meets community needs before making any permanent decisions about repurposing the old building.

Currently, martial arts and cheer have overlapping space and scheduling needs. For that reason, martial arts has been placed primarily in the old recreation building to provide more consistency and reduce the need to move equipment back and forth from the school. Martial arts would still use the new building at limited times when shared equipment is needed.

Under the current proposal, fitness classes, cheer, tumbling, and toddler programs would primarily use the new building. However, during summer months, when cheer and tumbling often move camps and classes to mornings, some fitness programming may need to shift back to the old building or temporarily remain at City Hall.

Community Services Director Ellsworth explained that staff would like to reduce the use of City Hall for most fitness classes, except senior programming. Since seniors already use City Hall for activities, keeping senior fitness there makes sense. Staff would prefer to move louder classes elsewhere and reserve City Hall for quieter offerings such as yoga or barre, as well as toddler programs that better align with childcare needs and offerings.

Councilor Brian Del Rosario expressed concern that this proposed use differed significantly from what had originally been presented to the Council. They said they believed the old building would be used primarily for strength training or fitness equipment and felt the proposal represented a major shift from that understanding.

Community Services Director Ellsworth responded that she was not present for the earlier discussions and could not speak to exactly what had been proposed at that time. However, after reviewing the earlier schedule, she found conflicts—especially between cheer and martial arts—that had not been fully accounted for. Because of that, the old building is still needed, at least in part, to meet current program demands. She emphasized that most of the uses shown for the old building remain tentative, with martial arts being the only current need that clearly requires dedicated space there.

Councilor Brian Del Rosario questioned how programming that once fit into one building now required two buildings and suggested that expanding current programs might be coming at the expense of what had originally been promised to the public.

Community Services Director Kami Ellsworth explained that the issue is less about two buildings replacing one and more about consolidating programming that currently occurs across three locations—City Hall, the old recreation building, and the new one—into a more workable arrangement. It was also clarified that the earlier understanding was that the old building would primarily support fitness, which still remains possible. The \$80,000 allocation for fitness equipment is still available and could support items such as bikes, rowing machines, free weights, or other equipment.

Councilor Del Rosario said that multiple residents, including members of the Community Services Board and RAP Tax Committee, had also assumed that a weight or strength-training facility would be part of the plan. He asked whether it would be possible to hold more classes at City Hall in order to preserve that original concept.

City Manager Norm Beagley responded that the main conflicts are not with fitness classes, but with contractor programming needs—especially cheer, tumbling, and martial arts. It was also acknowledged that these programs have expanded and now require more hours than they originally used.

Community Services Director Ellsworth explained that after speaking with contractors, it became clear that there was much more overlap in program needs than had previously been reflected in the earlier spreadsheet. That is why the old recreation building remains part of the proposed schedule. Even so, she reiterated that the recommendation is to open the new building first, assess actual usage, and then make adjustments as needed.

It was also emphasized that the fitness concept has not been abandoned. However, staff want to avoid dedicating the entire old building to one purpose before seeing how the new building functions in practice.

Councilor Brian Del Rosario then asked whether current programming could simply be kept at its existing capacity, rather than continuing to grow programs such as cheer and tumbling. He questioned the urgency of expanding those programs.

Community Services Director Kami Ellsworth said she could not fully answer that question from the contractors' perspective, but she understood that current enrollment and activity levels do require the amount of space and time now being requested. She added that in the past, some programs had simply made do with less ideal arrangements. Martial arts, for example, has had to move back and forth between the school and the old building, which has created inconsistency and reportedly contributed to participant loss.

Councilor Del Rosario described how, in his recollection, the purpose of the recreation building had shifted over time—from possible uses like lacrosse or other programs, to current contractor use, to a proposed opportunity for underserved groups through strength training and fitness equipment. He said that this latter use had been a major selling point for him.

Councilor Del Rosario added that because the project was expensive and funded in part through RAP tax recommendations, it now appeared to some residents as though the original plan had changed significantly. He said that if the project had been presented this way originally, he would not have supported it, and he wants that concern and the resulting distrust clearly stated in the meeting.

Community Services Director Ellsworth reiterated that the \$80,000 for fitness-related equipment is still available and could still be used for those purposes. She emphasized that the recommendation is simply to move carefully, determine what works in the new building, and then decide how best to

use the old building. No one is proposing to reallocate those funds away from their intended purpose.

Councilor Del Rosaro replied that he is still concerned about whether both programming expansion and the original fitness concept could realistically be accommodated. He acknowledged that the conversation did not need to be resolved immediately but wanted to ensure that his questions and concerns were clearly expressed.

Community Services Director Ellsworth acknowledged those concerns and agreed that the old building could still support open workout time using the fitness equipment if that becomes the chosen direction. However, she noted that doing so would require additional staffing, security, and oversight. She said one possible disconnect may have been that the original idea for such a facility had not been fully developed in terms of operations and supervision.

Councilor Del Rosario agreed that some discussion had taken place about needing part-time staffing or limited hours, but said his concern is that once the city moves in one direction, it may be difficult to return to the originally discussed concept. They added that this creates a challenge when speaking with residents who believed the project would result in a dedicated workout facility.

Community Service Director Ellsworth responded that the concept is still on the table, but implementing it properly would require safeguards such as staffing, cameras, security measures, and liability protections.

Councilor Travis Keel noted that while he remembered the fitness concept being discussed, he did not recall it ever being finalized as the sole purpose of the old building.

City Manager Norm Beagley suggested setting up a meeting to discuss what would like to be seen and explore how the City can remain true to prior discussions while still adapting to current programming needs. Community Services Director Ellsworth emphasized that the current spreadsheet is not a final schedule, but rather a starting point that can be revised.

Mayor Olson noted that because no fitness equipment has been purchased, there is still flexibility to ensure the remaining funds are used thoughtfully and in a way that aligns with the Council's intent.

After additional brief discussion, it was clarified that any area labeled "fitness" on the schedule remained somewhat flexible. While some classes have assigned time slots, staff believe those areas can still be adjusted. The broader goal remains to reduce the use of City Hall for general fitness and better use its downstairs space for toddler programming and other community needs, such as child care.

2. Upcoming Agenda Items

City Manager Beagley informed the Mayor and Council the agenda for the regular City Council meeting including approval of minutes, city expenditures, and an out-of-state travel request for the fire department. The travel request would allow staff to inspect the new fire engine, complete a final walkthrough, receive training at the factory, and coordinate delivery of the vehicle to Utah.

It was noted that four individuals were expected to attend the inspection and training. Three would be covered under the vendor contract, while the fourth would be paid for by the city. Councilor Art Adcock explained that he talked with the Fire Chief Lind, and the fire department has budgeted for this and believed the additional attendee was important for continuity, training, and long-term familiarity with the truck acquisition process.

Mayor Olson explained that the fire engine is a complex and costly piece of equipment, and thorough training is critical. While some follow-up training will occur in Salt Lake City and additional training will continue once the truck arrives locally, factory training remains valuable because participants receive direct, hands-on instruction on setup, pumping, operation, and troubleshooting.

Councilor Brian Del Rosario raised concern about the optics of sending a fourth person at the City expense, particularly while the City is discussing taxes and fire department costs. He asked why that person could not simply receive training later in Salt Lake City or locally.

Mayor Olson explained that not everyone attends the follow-up training in Salt Lake City, and that factory training provides a level of hands-on experience that is difficult to replicate later. It was also noted that four people is a reasonable number for this kind of inspection and training, given the amount of information covered in a short time.

Councilor Brian Del Rosario asked for the exact cost of the fourth attendee? City Manager said that information would need to be confirmed with Fire Chief Ryan Lind.

Councilor Brian Del Rosario thanked staff for the explanation and said they were trying to remain open-minded despite limited familiarity with the process.

Councilor Travis Keel asked whether the fire engine was custom-built. Mayor Olson explained that while the vehicle is built to the City's specifications, many operational standards are standardized by national fire apparatus requirements, so it is not entirely unique in the way a completely custom machine might be.

City Manager Norm Beagley stated the next agenda items are related to the Truth in Taxation process. He explained that several required statements and resolutions would be read into the record, including notice of the public hearing on the proposed property tax increase scheduled for Tuesday, August 4, at 7:00 p.m. These items restate earlier actions already taken at the May 5th meeting and are required by state law as separate agenda items.

Councilor Lynn Mecham asked whether those items required a new vote, staff clarified that they are informational only and do not require additional action.

City Manager Norm Beagley then reviewed the formal public hearing on the proposed Fiscal Year 2026–2027 tentative budget, which includes the proposed tax increase, as well as a resolution related

to body and vehicle cameras for the police department and a solid waste contract with Waste Management.

City Manager Norm Beagley explained that the Waste Management contract had been revised to address Council concerns, including language specifying that any fee not explicitly listed in the agreement could not be charged. The contract is expected to begin July 1, immediately following the end of the Republic contract on June 30th, with the new service transition occurring during the normal pickup schedule.

City Manager Norm Beagley also noted that a discussion item would address whether to include a skate park in the interim and final budgets for fiscal year 2026–2027 and the final item involved a subordination agreement for Santaquin Peaks lots seven and eight. City Manager Beagley explained that this is a standard financing step that would allow the property owners to secure funding and move forward with constructing a \$9 million building, while the City retains the broader benefits of the economic development agreement. Because the owners are currently in compliance with the agreement, he recommended allowing the subordination to proceed.

Councilor Art Adcock asked when the City must submit its final balanced budget to the state.

City Manager explained that under the Truth in Taxation process, the Council would vote on the certified tax rate, final budget, and budgets for the city’s sub-entities on August 4th, and the final resolution would then be submitted to the state by September 1. While budgets are normally finalized by July 1st, the Truth in Taxation process extends that timeline.

City Manager Beagley noted that this is the first year the State has formally implemented an interim budget process to address the gap that previously existed when cities had to operate for several weeks before a final budget was adopted.

Councilor Art Adcock asked for an update on sales tax revenue. Finance Director Shannon Hoffman reported that the most recent sales tax receipts, which reflect April collections received in May, show the City trending close to projections and possibly about \$100,000 ahead. However, final year-end numbers are not yet known, so staff did not characterize the variance as significant.

4. Other Business

Nothing to report at this time.

ADJOURNMENT

Councilor Lynn Mecham made a motion to adjourn the City Council Work Session. Councilor Brian Del Rosario seconded the motion.

Councilor Art Adcock	Yes
Councilor Brian Del Rosario	Yes
Councilor Travis Keel	Yes
Councilor Lynn Mecham	Yes
Councilor Jeff Siddoway	Yes

The motion passed.

The City Council Work Session Meeting adjourned 6:15 p.m.

ATTEST:

Daniel M. Olson, Mayor

Stephanie Christensen, City Recorder

DRAFT