

SPRING CITY COUNCIL MEETING MINUTES

Thursday, September 7, 2023, 7:00 p.m.

In Person Attendance: Craig Paulson, Jhan Miller, Chad Huff, Mike Black, George Kenzy, Marty McCain, Kristen Mortensen, Earl Clark, Leslie Clark, Jesse Ralphs, Phillip Wood, Joseph Fuchsel, Jane Hawkes, Pam Newman, Paul Newman, Neil Sorensen, Rajan Zed, Robert Buckner, Liz Rudman, Tony Rudman, Alison Anderson, Michael Broadbent, Ruth Ann McCain; Recorder.

Zoom Attendance: John Lake, Courtney Syme, Nicole Kimball

Expression of Choice: Rajan Zed, President, Universal Society of Hinduism

Pledge of Allegiance: Mayor Chris Anderson

Roll Call: Tim Clark, Nancy, Allred, Chris Anderson, Paul Penrod, Courtney Syme via Zoom

Mayor and Council Member Department Reports

Council Member Craig Clark was absent.

Council Member Tim Clark stated that everything seems to be running smoothly and there are good reports.

Council Member Nancy Allred stated that the Plein Air competition seemed to be a success. People were out and about enjoying the town.

Council Member Courtney Syme stated that he would not respond tonight.

Council Member Paul Penrod stated that the fire department is doing well. They have another recruit.

Mayor Chris Anderson stated that there were 150 artists in town for the week of Plein Air. They produced over 350 paintings. The awards were given and it ended with a street party on Main Street Saturday. It is a reminder of the beauty we have around us.

Public Comments

Jane Hawkes stated her thanks for having Spring City Citizen Corps help serve the community when the Utah Symphony were in town.

Friends of Historic Spring City – Presentation to the City

Council Member Nancy Allred stated that many of the board members of the Friends of Historic

Spring City were in attendance tonight. She turned the time over to their president Scott Newman. President Newman stated that the mission of the Friends of Historic Spring City is to make the past come alive here in Spring City and to keep the present vibrant from an economic standpoint and ensure that our children, grandchildren, and great grandchildren have a future here in Spring City. He also stated that the reason they are here today is to donate \$20,000 to Spring City for the rehabilitation of the activity center, the old junior high school. Craig Paulson and Alison Anderson are taking the lead on this project. Mayor Chris Anderson stated that the city is appreciative of the donation and the physical labor.

Zoning Report

Council Member Nancy Allred stated that a survey for the General Plan has been conducted. The tallies are not quite done, but that is being worked on. Linda Olson at 127 W and 100 S is requesting a permit to construct a new residence. Her permit was completely redone because the existing one expired, and it was approved. She will have to go to the county to get a building permit. Craig Paulson stated that because the code has been changed to accommodate people in RV's while they construct new residence, she can occupy the site for 12 months.

Sunrise Engineering – Impact Fees

Jesse Ralphs was asked to talk about implementing impact fees. He stated that the funding for our water and wastewater projects gives clarity to what is eligible and what is not for the impact fees. Mr. Ralphs read a handout about the impact fees. The following is from that handout. Impact fees are imposed on new development to mitigate the impact of the new development on public infrastructure. The fees are not arbitrary, they are system specific and identifies proportionate costs that are applicable to the new development for the excess capacity that they consume. Eligible costs that can be included in the analysis are impact recalculation or previous costs for components that still have excess capacity and you can look out six years into the future and any costs that you anticipate incurring you can include those in the calculation. Things that cannot be included are the cost for operations and maintenance cost, repair existing system improvements that increase the designated level of service for the system, and grants. The process will include a public notice stating your intent to do an impact fee analysis, then commission the preparation of the impact fee analyses, view the analysis and make it available to the public, and then have another public hearing to adopt the impact fee analysis. The new fees cannot be implemented until 90 days after they are adopted. It will take three to four months before having a public hearing. If you want to move forward now you need to put out the notice stating your intent to undergo an impact analysis. Jesse stated that having our city attorney involved in the process is recommended. There was further discussion about what would be considered and what would not be considered in for the impact fee analysis.

Source Protection Plan for the City Springs

Mike Black stated that this year the state is saying we need to update our source protection plan for the city springs. This needs to be turned into the state before December 31, 2023. He stated that he is not familiar with writing this kind of plan. Last year Sunrise Engineering helped us with the source protection plan for the wells. He stated that after consulting with Council Member Paul Penrod and Mayor Chris Anderson they would like to have Sunrise Engineering to help us with the spring source protection plan as well. Jesse Ralphs stated that the source protection plans are renewed every three to five years. What is included in the report is

identifying the source protection zones for every source and limitations of what you can have as far as potential contamination sources in each zone. Updating goes back and looks at the mapping on those zones. It will be \$3900 for Sunrise Engineering to update our source protection plan for the springs. Mayor Anderson stated that this can be handled administratively.

Craig Paulsen Update on the Activity/Rec Center Remodel

Craig Paulsen stated that the two existing restrooms are being renovated and a third ADA unisex restroom is being added. The southwest corner of the building had settled because of where the water had come off the roof. That corner has been rebuilt. Scheduling, getting materials and manpower have been a problem but the restrooms should be completed in the first part of October. He acknowledged Alison Anderson and Scott Newman for their work in painting the restroom area.

Resolution Regarding Retirement Benefits for Elected & Appointed Officials – Resolution 2023-11

Mayor Chris Anderson stated that working with the Utah Retirement System for our compliance audit it was noted that a specific policy confirming that the elected officials in the city are not entitled to any benefits. This resolution states this fact. Mayor Anderson read the resolution in full.

Council Member Nancy Allred motioned to approve the resolution regarding retirement benefits for tier two elected officials. Motion seconded by Council Member Paul Penrod.

Discussion:

Vote:

Craig Clark	Absent
Tim Clark	Yes
Nancy Allred	Yes
Courtney Syme	Yes
Paul Penrod	Yes

Ashley Webb Request for Utilities at 378 N 100 E

Mayor Chris Anderson stated that he wanted everyone to understand the situation involving a home at 1st east and 4th North and Ashley Webb. This home was vacated by the Larson/Montoya family and there was an outstanding utility bill of over \$3000. Ashley has made arrangements to buy the house but that is not concluded. Some descendants agreed to give whatever interest they had in the house to him. He paid the outstanding taxes, so it was removed from the tax lien sale, but he does not have a deed for the house. It is not clear if the home has been through probate and if those who signed the documents owned the house or had the right to transfer it.

Nevertheless, Ashley was willing to pay the outstanding balance of the utilities and wanted to be able to turn on the water to keep the house functioning, work on the landscaping and so on. It is understood that no one can live in the house until the health issues are remedied. Ashley has agreed to be responsible for the payments whether he owns the house or not so Mayor Anderson allowed the utilities to be turned back on. If he doesn't get the title or if someone lives in it and it's unsuitable, we will terminate the utilities again. Mayor Anderson stated that it was made clear that the utility payments made will not be refunded to Mr. Webb.

Linda Olson, Request for RV Permit

This was talked about under the zoning report and was not discussed again.

Phillip Wood, Zoning for Multi-Family Dwelling

Mayor Anderson stated that Phillip Wood and Neil Sorensen were at planning and zoning last week to talk about a proposal to make a couple of acer parcels, over by the trailer court, for consideration of higher density housing units. Phillip Wood was asked to give some more details about their plans. Phillip Wood stated that he submitted paperwork and a check today to request a multifactor rezone map to a new zone that does not exist in Spring City. We'd like to put in multifamily dwellings whether it's a duplex, 4 Plex, triplex, 6 Plex, it all depends on what financing is available and whether the lots we can divide up eventually. They are asking for a new zone to be zoned. They will then proceed with potential lot splits. They would like to build duplexes or fourplexes. The hope is to then sell off the buildings to others that want to own and live in one of the apartments and rent out the other apartments. There was some additional discussion about rezoning and Mr. Wood's plans. Mayor Chris Anderson stated that an ordinance will need to be drafted and a public hearing held. It will take a little time.

Work Meeting for September

Mayor Chris Anderson stated that a work meeting is needed. The 21st of September was decided on at 6:30 pm.

Financial Report for August 2023

Council Member Paul Penrod motioned to approve the financial report for August 2023.

Motion seconded by Council Member Tim Clark.

Vote:

Craig Clark	Absent
Tim Clark	Yes
Nancy Allred	Yes
Courtney Syme	Yes
Paul Penrod	Yes

Payment of Bills

Council Member Paul Penrod motioned to approve the payment of the bills. Motion seconded by Council Member Nancy Allred.

Vote:

Craig Clark	Absent
Tim Clark	Yes
Nancy Allred	Yes
Courtney Syme	Yes
Paul Penrod	Yes

Approve Minutes for August 3, 2023, City Council Meeting

Council Member Tim Clark motioned to approve the minutes for the August 3rd City Council meeting 2023. **Motion seconded by Council Member Nancy Allred.**

Vote:

Craig Clark	Absent
Tim Clark	Yes
Nancy Allred	Yes
Courtney Syme	Yes
Paul Penrod	Yes

Council Member Nancy Allred motioned to adjourn.

Adjournment:8:20 pm



APPROVED