

Town of Koosharem Council Regular Meeting Minutes
Koosharem Town Council Room
March 13, 2024

Public Hearing: Water Connection and hook up fee increase

Currently the charge for supplies for a water connection is \$500.00, the fee for a new connection is \$1300.00. With inflation and labor prices rising, the town estimates the actual cost is about \$1350.00 for parts plus wear and tear on the equipment that is used to hook-up the water. Labor wages are figured to be about \$400. The town is proposing that the connection fee be increased to \$3000.00. The increase will cover all of the expenses and labor. Jeff mentioned that some of the increase could be saved for future water. LaDon mentioned that he has water rights to share or trade with the town.

Public hearing closed: 6:55 pm

Roll Call

Town Council: Mayor Ron Torgerson

Council members: Sandy Luscher, Brian Woolsey, Jeff Hatch, Tina Perry

Clerk: Kenzie Bagley

Absent Council Members:

Called to Order

Mayor Ron Torgerson called the meeting to order at 6:55 p.m.

Visitors

Lisa Jensen, Ryan Jensen, Ralph and Kathy Brown, Brent Bagley, Ryan Savage, LaDon Torgersen

Public Comments:

Consent Agenda

Council member Tina Perry made a motion to accept the January minutes and January, February check details. Council member Jeff Hatch seconded the motion. Roll call vote: voting aye – Council members Hatch, Perry, Luscher, Woolsey

Business

Commissioner Brown

Commissioner Brown announced that he is running for county commissioner again. He and Mayor Torgerson worked with the CIB board to get the grant for the Koosharem Community Center. He is a big supporter of growth, and the agriculture community we have. He is also

working to help lower tax rates. He is going to do everything he can to make those things happen for our community.

New Planning Commission Members

Lisa Jensen presented the new planning commission members to the Town Council for approval. Sackett Ross replaced Ken Hulett and Chris Mckay replaced Brian Sedgwick. *Council member Sandy Luscher made a motion to approve Sackett Ross and Chris Mckay as new Planning Commission members. Council member Jeff Hatch seconded the motion. Roll call vote: voting aye – Council members Hatch, Perry, Luscher, Woolsey*

Ordinance Discussion

PC Ordinances No: 2024-01

Creating a Planning Commission for Koosharem Town: No changes were made to this ordinance. Lisa asked for this one to be adopted.

2024-02

Application of a Building Permit. This ordinance mentioned that the Koosharem Town Planning Commission would be responsible for appointing an investigator to inspect and issue the building permit. Planning commission removed this sentence from the ordinance.

2024-03

Setting minimum land space for a family dwelling and land use ordinance. The previous ordinance stated that a duplex building had to be a minimum of 1100 square feet per family unit with an additional 2000 square feet. This was changed to a minimum of 2000 square feet total. Jeff asked if Brock from Six County had reviewed the changes. Lisa reassured him that he has been helping and reviewing all of the ordinances.

Council member Jeff Hatch made a motion to adopt and approve Ordinances 2024-02 and 2024-03 as presented to the Town Council. Brian Woosley seconded the motion. Roll call vote: voting aye – Council members Hatch, Perry, Luscher, Woolsey

Liz Hall Property

Liz Hall inquired about building on property she owns in Koosharem. The property is .42 acres. Koosharem Town has an Ordinance that requires properties to be at least a half acre or more to build on. However, the town made an exception as this property was grandfathered in. Mayor Torgerson stated she would have to talk to the Health Department to ensure the property had plenty of space for the septic system before moving forward with a building permit.

Road Signs (Economic Government Grant)

Mayor Torgerson applied for and received a \$100,000 grant. The funds will be used to repair the town roads and update Grass Valley Mercantile. Half of the grant goes towards the roads

and the other half will go to Grass Valley Mercantile to pay for cement, asphalt, and murals at the store. The town and the Merc. are required to pay a \$5,000 match to equal a 10% match. This can be either money or labor. Ron wants to use the town's \$50,000 portion to repair potholes and roads. Ron got a bid from Hales (Kade Burr) for \$94,000. \$20,000 of that bid was for Merc's updates. \$50,000 of that bid is for the town roads. The Town received extra funds from the legislature (road funds). Mayor Torgerson would like to use some of the road funds to make up the \$24,000.00 bid difference. The grant funds will also help upgrade some of the road signs and ATV signs.

Annexation North Of Town

Council would like to annex the Blacks because Koosharem Town provides water for them already. Meadow View subdivision will be included in the annexation as well. Ryan presented a map of the new boundaries for annexation, Lisa wanted to confirm that only the property was being annexed for now not the whole subdivision. Ryan assured the subdivision would come later. Ladon asked if there was a total of a \$250 fee. Lisa answered yes the total would be \$250 after the petition fee and the certification fee. LaDon presented his petition for annexation to the Town Council.

Council member Jeff Hatch made a motion to accept the petition for annexation provided by LaDon Torgersen. Tina Perry seconded the motion. Roll call vote: voting aye – Council members Hatch, Perry, Luscher, Woolsey

Employee Pay Rate

Jeff Hatch is currently being paid \$20/hr, after attending conferences and being certified he has asked to be raised to \$22/hr. Ron suggested Kenzie be raised to \$18/hr after training is over in May.

Planning Commission

The next goal is to put together the short term rental ordinance and discuss doing a potential survey for the public to have an opportunity to share their opinion on this ordinance.

Fire Department

Cemetery

Roads

Layne Bagley would like to get Sorenson Ranch kids to help patch holes in the road as a community service project.

Culture and Recreation

Sandy is looking into getting a grant to get the outside of the Town Hall painted.

Water Department

Water meters that were recently put in did not work. The company was supposed to fix them but went bankrupt before they were able to do anything about it. Peterson Plumbing is stepping in and trying to make it right.

Administration

Adjournment

7:23 Ron made a motion to adjourn.

TOWN OF KOOSHAREM, UTAH

Mayor Ron Torgerson

ATTEST:

Approved this 13th day of March, 2024

McKenzie Bagley, Town Clerk

(SEAL)