

# Meadow Town Council Meeting

**April 16, 2024  
Meadow Firehouse  
7:00 p.m.**

**\*\*\*THESE MINUTES ARE APPROVED \*\*\***

**Attendance:** Mayor Gary Bishop, Councilmember Justin Jensen, Councilmember Sunny Guild, Councilmember Channing Stott, Councilmember Jim Beckstrand, Clerk Monica Dearden, Treasurer Haley Abplanalp, Zane Murnan, Ed Zmitravitch, Tony Cowley, Lloyd Robison, Andee Holdaway, Allen Erickson, Lynn Bond, Kyle Thurman, Owen Degraffenreid, Jenell Degraffenreid, Tammy Beckstrand, Camille Jensen, Ray Stewart, Hunter Ashworth, Andrew Flake

- 1. Opening ceremonies:** Mayor Bishop welcomed all that are in attendance. The Pledge of Allegiance was recited and Jim opened the meeting with a prayer.
- 2. Review of minutes: Town Council Meeting for March 19, 2024:** The council members noted a few spelling errors and a clarification on the possible building permit. Channing motioned to approve the amended minutes from the town council meeting. Jim seconded. All were in favor.
- 3. Declaration of conflicts with or personal interest in any agenda items:** No conflicts declared.
- 4. Public agenda topics (time allocations for presentations is seven minutes. Additional time may be allocated to the topic as determined by the Town Council and/or Mayor to address questions or follow up with a presentation).**
  - a. Owen & Jenell Degraffenreid- AirBnB:** Jenell took a moment to thank the council for their time and service. She is sorry for any fear and contention that may have been caused by their operating an AirBnB, that was unintentional. She loves Meadow. Jenell attended the Planning & Zoning meeting last week and was shocked and blindsided by many of the comments. She shared that she has now had six months experience operating a short term rental and would love to offer help with the proposed ordinance. The AirBnB company has benefits and offers a guest waiver for each rental (Monica will include this for information). This ordinance that is being drafted is for our next generation. Jenell's feeling is that the ordinance that is in place for long term rentals is sufficient and so she prepared a handout for the Mayor and Councilmembers to consider (Monica will include this also). Owen jumped in and explained that they have bought Jim and Marilyn's home when their retirement plan did not work out. AirBnB earned over \$100 billion and covers those that they work with. They have rented to families that have come to town for; funerals, weddings, divorced dads with kids staying as a middle point, a few workers etc. They have had no bad renters. He stated that they are good

people and the renters are good people and that they are busy people and busy people don't cause problems. He asks the council members to not let unelected members make decisions for Meadow Town. He also states that the law says modifications can not be required and to not punish homeowners. They can always just do a long term rental of more than thirty days as they have people always asking.

**5. Public Comments: Issues and/or matters to be discussed and expressed by the public. (Limited to three minutes per person.)**

- a. **Hunter Ashworth:** Hunter is asking if the council would be willing to sponsor him to help fund an FFA trip to Washington DC this summer. Justin asked Hunter what he wanted to see and do in Washington. Hunter said he didn't really know, but he wants to go and learn. Gary stated that one of the conditions that the council puts on donations is that he come back and give a report telling about what he learns. Jim motioned to sponsor Hunter for \$300. Justin seconded the motion. All were in favor.
- b. **Kyle Thurman:** Kyle didn't make it to last month's meeting, but he listened to the audio from the meeting and the discussion about nuisance dogs and possibly limiting numbers. He encourages council members to not take action against an individual's right to have pets. He does agree that owners should address their own responsibility in being pet owners.
- c. **Lynn Bond:** Lynn noticed that there is a possible discussion about possibly working with Sunrise Engineering for cemetery mapping. He wonders why, when we have a good map? Why spend the money? He also questions where the town stands with Jill Averett's sign design contest. Council members let him know that the sign will be out of town, but Jill is planning to attend a meeting soon to give an update.
- d. **Lloyd Robison:** Lloyd asks if the town has applied or done anything with Six County and the CIB grant and shares that Meadow is still on the list at the number six spot for a water master plan. Mayor Bishop answered that he and the town have still done nothing.
- e. **Tony Cowley:** Tony shares that the current cemetery map was done with GIS overlay by Adam Britt with Millard County and that it just needs maintenance. He feels it would be a waste of money. It just needs to be updated and he wonders if that has been done. He last worked with it in 2017. The current map was done by Gateway Mapping in Orem and they were good to work with. The program used was Spatial Generations.
- f. **Andee Holdaway:** Andee reported that the gas station has added a sign to the top of their existing canopy and that they may need to be contacted. The south side has blown off leaving bright lights and had to be turned off. She feels that the town maybe needs to keep an eye on things. Justin reported that they had reached out when he was the Planning & Zoning chairman and the sign that was added fell within the towns regulations. They also were interested in installing a larger bright sign on the west side of the freeway with a large display.
- g. **Allen Erickson:** Allen followed up the sign discussion sharing that the sign belongs to the Shell and there is no agreement to add anything more.

**6. Accounting Reports**

- a. Review and approve payments: Monica reviewed the current claims. Channing motioned to approve the payments. Sunny seconded. All were in favor.

**7. Water Department:** Channing reported that the springs are all doing okay. Andrew has been working to replace leaks that have sprung up over the winter. It is projected to be a good water year. Channing would like to discuss a raise for Andrew. He feels with inflation, along with the fact that he does the required training online instead of attending a conference, big leaks and Blue Stakes marking that this should be something that is discussed and considered. Mayor Bishop said that those are valid points and he would like this to be an agenda item and that the ripple effects for the next fiscal year need to be taken into consideration.

**8. Electrical Department:** Sunny let those in attendance know that there was a four hour outage on 4/3/2024 which did not affect the whole town. She worked with Dixie Power to get that up and going again. She has also had some discussions with Dixie Power to determine what poles are older among other things to help to prepare for budgeting.

**9. Road Department:** Justin wonders if there is a leak in the main water line in front of Jan Frampton's home as the road is sinking. Lynn and Channing said that the leak had been repaired and the ground has not compacted yet and may need some patch applied. Justin said there is some patch material in the road shed, but questioned where he would get more. Councilmembers advised him to talk to Tyson. Justin reported that he has received two tree bids.

- Penney's Tree Removal: \$5650 for all four trees
- Color Country (Parowan): \$3000 for all four with stump removal or \$2000 for just the two dead trees.

Justin felt that he needed some clarification on the bids. Mayor Bishop told him after he gets clarification to go with the lowest bid to remove all four trees. The town four-wheeler needs a battery. The council had some discussion as to where that would come from in the budget as the four-wheeler is shared between departments. It was decided that it would be split evenly between the budgets of the departments that all use it. The tractor needs a service and Justin will work to get that accomplished. The tires are also cracking and will need replacing, but that may be something to consider for the next budget. Justin has been in contact with Rasmussen Paving and they drove around and looked at the roads and said the chip seal looks good. They recommend doing a crack seal each fall. They also suggested spraying the weeds on the shoulder of the road as they grow under the road and cause crumbling and problems. The downside of this is that the punctures take over. Channing votes no on that. He said dealing with pesticides had become very regulated and difficult and that they are hard to find and also difficult to transport in bulk. Justin is working to get a bid for crack sealing.

**10. Parks and Cemetery:** Jim reported that Lee has been going to town at the cemetery and it is looking good. He has bought some things and got the shed

fixed up. He reported that the cemetery mower has 6556 hours. Lynn and Monica think that may actually be 655.6 hours. Lee would like to purchase a backpack blower depending on where the budget is. He is putting in a lot of time and has reported that he spent 10 hours on the first mowing. Lynn stated that he and Russ told him it should take about four hours, but there is a learning curve and the first mow of the year often takes longer. Lee will keep track of his hours. Jim agrees with Channing that it may be a good idea to look at town employee wages before budgeting for next fiscal year. Jordan has let Jim know that he is set for fertilizer for this year, but he will need some weed spray. The park mower is running well. Jordan does use his own trimmer at the park as he likes it better than the one the town has. He has done some work on the bathrooms, especially the mens. Jim shared that both the park and the cemetery are big jobs and there is a lot of work that goes into them. He asked those attending the meeting to thank these employees when you see them around town for the work and effort they put in keeping things nice. Jim also shared that he had received a note in the town collection box wondering about some cemetery plots that may be available. He passed on the info about that to Andee Holdaway.

**a. Discuss possibly working with Sunrise Engineering for cemetery mapping:** No discussion was held on this matter.

**11. Fire Department:** No business.

**12. Planning and Zoning:** Andrew shared that the council's comments on the draft short term rental ordinance were discussed at the Planning & Zoning meeting last week. They will continue working on that and there will need to be a public hearing if the council decides to go forward with it. Jess Peterson from Six Counties will be getting Andrew a fresh draft which Monica will get to the council members to look over.

**13. Building permits:** None

**14. Administrative:** The May meeting will be held a day early on Monday May 20th. Mayor Bishop warned the council members that he is foreseeing schedule issues for himself for the June meeting and they'll have to see what can be worked out.

**15. Other business:** Monica asked the Mayor and Andrew if they would like the water cross-connection flyers to go out with this next billing. They thought that it was a good time to send them.

Channing asked if they could discuss AirBnB's a bit. He is wondering if the draft ordinance is an overreach. He questions if AirBnB has insurance and policies in place and Meadow requires a special license, is that just putting more on the town as far as work and liability? The comment was made that all short term rentals are not through AirBnB, there are several companies that facilitate this service. Channing also wondered where, why and how this short-term rental ordinance began. Justin reported that when he was the Planning & Zoning chairman Mayor Bishop asked him to lead the council in looking into it. The question was asked if all ordinances are this in depth and extensive. It sounds like Fillmore's may not be. Jess Peterson at Six Counties has patterned the draft ordinance after the template of other small towns and has been quite thorough. Mayor Bishop shared that when he discovered there was an operating AirBnB in town with no business license, he felt that they needed to look into, set some

limits, see how it affects others and get a handle on it and decide what we want and how we want that to look, so the town asked for Planning & Zoning to look into it and give input. We have a responsibility to enforce the requirement to have a business license, and we also need to look at fees and taxes. Owen and Jenell stated that they were willing to get a business license, but Mayor Bishop feels that while this ordinance is pending that no license should be issued until there is an ordinance. Right now we are stuck in a state of limbo, but the feeling is that this isn't something to rush and another 60-90 days to solidify things won't hurt. The question was asked if there should be a cease and desist order. Justin said that would be hard to justify with no ordinance in place. Owen asked why the long term rental ordinance was not sufficient for short term rentals. Monica wondered if AirBnB charges taxes, Jenell said yes, lots of taxes. Monica wondered why Meadow Town isn't benefiting from the tax revenue? Mayor Bishop stated that it was a good discussion to have and the council tabled it for now.

**16. Closed Session (UCA 52-4-205 & 205) to discuss one or more of the following (if necessary):** The character, professional competence or physical or mental health of an individual; collective bargaining; pending or reasonably imminent litigation; the purchase, exchange, or lease of real property, including any form of a water right or water shares; the sale of real property, including any form of water rights or water shares; deployment of security personnel, devices or systems; investigative proceedings regarding allegations of criminal misconduct; contract negotiations, the disclosure of which would be detrimental to the city's bargaining position.

**17. Any action necessary as a result of the Closed Session:** None

**18. Adjourn:** Jim motioned to adjourn the meeting. Sunny seconded. All were in favor.

Monica Dearden  
Meadow Town Clerk