

2024 August City Council

The regular meeting of the Fountain Green City Council was held at 7:18 p.m. on Thursday, August 15, 2024 in the Fountain Green City Hall, 375 N. State.

Public Comment. There was no public comment.

1. Minutes. Rod Hansen motioned to approve the minutes as written from the city council meeting held on July 11, 2024. Seconded by Alyson Strait. A roll call vote was taken – Jacob/yes, Kim/yes, Rod/yes, Alyson/yes, Kerry/absent. Motion carried.

2. Reliance Engineering Services Introduction. Adam Del Toro introduced himself as the President of Reliance Engineering Services, and his colleague, McKay Lusk, Director of Outside Plant Design.

Mr. Del Toro's explained that they provide engineering telecom services for the state of Utah (i.e. Centracom) and other states across the country. They currently have an office in the building just north of the City Hall and are happy to be located in Fountain Green.

3. Water Issue/Dave Engh. Tabled until next month.

4A. Tax increase and FY2025 Budget Approval. The following Q/A were discussed regarding the proposed tax increase:

Question. How was the \$35,500 proposed increase determined? **Answer.** For several years that amount has been transferred from the water and sewer funds into the general fund to help cover general fund expenditures. Enterprise funds need to stay in those funds for system maintenance, upgrades, and repairs.

Question. Can City Officials promise there won't be another property tax increase. **Answer.** City Officials do not want to raise property taxes, but they cannot promise it won't happen again.

Question. What will happen to the extra revenue once the general fund doesn't need the transfer? **Answer.** City expenses such as roads, police coverage, fuel, building repair and maintenance will continue to increase.

Question. Can city officials approve increasing the proposed tax increase by half, and then half again next year? **Answer.** That is a possibility upon receiving a majority vote from officials.

Kim Johnson motioned to increase the 2024 property taxes by \$17,500. Seconded by Kerry Farnsworth. A roll call vote was taken – Kerry/yes, Alyson/no, Rod/no, Kim/yes, and Jake/yes. Motion carried.

4B. FY2025 Budget Approval. The approved tax increase needs to be added to the FY2025 Budget and voted on.

Alyson Strait motioned to add \$17,500 to the county's current property tax revenue of \$81,153 for Fountain Green City. Totaling the FY2024 property tax revenue to \$98,653. Seconded by Jacob Littlefield. A roll call vote was taken- Jacob/yes, Kim/yes, Rod/yes, Alyson/yes and Kerry/yes. Motion carried.

5. Regional Growth Summit. R6 (Six County) will be scheduling various Mini Growth Summit Trainings throughout the year. There is one scheduled for September 26, 2024, from 10:00 – Noon and will be specific to budget and finance. This will be staff-only training. Lunch will be served from 10 a.m. to 1 p.m.

The Mayor asked Laura to attend since Michelle will be at a Recorder's Conference and they will ask Paula to cover the office. The registration link is in the monthly newsletter that Seth emailed at the beginning of the month.

6. CDBG "How To Apply" Workshop. Fountain Green does not need to attend because they were funded last year.

7. ULCT Annual Convention. The Convention is in Salt Lake on the 4th and 5th of September. This Convention is another training opportunity for municipalities elected officials, zoning, appointed positions, staff, etc. This is a good one to attend as an elected official.

8. UAC Annual Convention. This Convention (September 11th and 12th) is basically the same as the ULCT Convention but for counties rather than municipalities. Shay wanted to make city officials aware of it and recommended that they let county officials know about it so they can coordinate on county topics.

9. Open and Public Meetings Act. Shay explained that the R6 group are going to start doing a small training and cover a topic in each city council meeting as a friendly reminder.

This month the topic is Meeting Recordings – When a meeting is recorded, the full recording has to be there, you cannot edit the recording. It is from the time the meeting opens to the time when the meeting adjourns. Small changes can be made to your minutes, but not to the recordings.

The Mayor should open the meeting with the title of the meeting, date, and time.

Jim Beagley, Planning Commission member, asked what to do about a power outage during one of their meetings and only had about two-thirds of the meeting recorded. Shay told them to upload what they had since there was no other option. He recommended that they have a backup recorder available that doesn't rely on power.

10. Police Report. Mayor Coombs gave the following police report for July: Dog Bite, Assisting Another Agency, Death Attendance, Kidnapping of a Minor, Missing Person, Runaway Juvenile, Suspicious Activity, and Property Damage greater than \$2,500.

It also reported that 16 people were pulled over for speeding. Of those, one was a DUI, one was no proof of insurance, and two had a change of addresses but hadn't updated their driver's licenses.

11. Fire Department Report. Todd asked Officials what they wanted to do with the old Seagrave Fire Truck. They all agreed to put it up for bid and try to sell it.

Todd was asked if the fire restrictions had changed? He stated that the last storm had actually done some good and then the one that is supposed to be coming this weekend will keep the restrictions where they're at.

The Fire Department did have to attend to a fire that got out of control and investigate one that was in a constructed enclosure (Which is fine right now as long as there is water close by). Open burn season starts in November.

There is still some confusion regarding the County Fire District charge and if they are going to go ahead and have municipalities put it back on their utility billing or go through Rocky Mountain Power. Mayor Coombs stated that the city will put the charge for the County Landfill back on the city utility bill but leave the Fire District off until they make up their mind. Todd will keep Officials updated.

The Mayor and City Council all thanked Todd and the Fire Department for the great fireworks show on Lamb Day. The City will have to sign a new contract this year with Fireworks Pyrotechnics.

12. Safe Sidewalks at the Park. Mayor Coombs gave an update on the Safe Sidewalk Grant from UDOT (The money won't be available until July of 2025.). The pattern of kids walking to elementary school was reviewed and most of them walk down past the park. The plan is to put sidewalks on each side of the park and crosswalks at the 4-way stop. Depending on how far the money goes, run sidewalks towards State Street. Officials are trying find the best way to protect the youth as they go to school.

Right now, UDOT will not approve sidewalks going across State Street so they are looking at trying to get approval from them to put crossing flags in so that the kids can at least grab a flag as they start going across the road. The Mayor explained that they're trying to do what they can to protect the youth, but also work under the guidelines of what UDOT will allow.

13. Review Bid on Street Mowing Tractor from Hermansen's.

The bid from Hermansen's for a street mowing tractor with a cab, heating and air conditioning came in at \$36,800. Hermansen's would give the city \$8,000 for the current tractor.

Everyone agreed that the city needs to move forward and get a safe piece of equipment that has proper protection for the city worker that's operating it.

Rod Hansen motioned to put the current street mowing tractor up for sale and use those funds towards the purchase of a new tractor with a cab to protect the operator from having to breathe in excessive dust. Seconded by Kerry Farnsworth. A roll call vote was taken- Jacob/yes, Kim/yes, Rod/yes, Alyson/yes and Kerry/yes. Motion carried.

14. Re-visit/Modify Utility Policy. Mayor Coombs recommended that #4 of the Utility Policy be modified. He asked Shay to research the question as to whether it was allowed to attach a lien to a home for nonutility payment.

Rod Hansen motioned to approve the modification of #4 of the current utility policy. Seconded by Alyson Strait. A roll call vote was taken- Jacob/yes, Kim/yes, Rod/yes, Alyson/yes and Kerry/yes. Motion carried.

Look for modified Utility Billing and Payment Policy Effective August 15, 2024.

15. Short-Term Rentals. Mark Woods, Planning Commission Chair, reported that Planning and Zoning has had a couple of questions come to them over the last three or four months asking about short-term rentals as in Airbnb-type situations and whether or not the city wanted to change the policy.

Right now, they're allowed in the historic business commercial zone, but they're not allowed anywhere else in the city. The members have done some research and made a list with policies that need to be put into place before they are allowed. That list has been sent to Jacob (Council person over Planning and Zoning.).

Rod added, I would support Airbnbs in there for several reasons. I think there's a revenue. It's minimal, but there is revenue. Anything is better than nothing. If they have an opportunity to make some money on their own, on their own property, and they can do it without an adverse effect on their neighbors, I'm all for it. We should not be standing in the way of our citizens putting some extra money in their pockets.

Everyone agreed that there are many angles that would have to be looked at before adopting Short-Term Rentals into the Ordinances. Shay agreed to help them find some examples that he has been working on as well as the Tax Commission's Transient tax.

Wendell Jacobson was wondering about the city allowing campers or travel trailers parked in someone's yard or driveway and people living in them. He was told that the Ordinance does not allow it. They can apply only for a Conditional Use Permit to live in one while they're building a home. Wendall was told that if knows of a violation to contact the Enforcement Officer – Amy Morgan

16. Conex @ 115 N. State/Linda Johnson

Alyson Strait motioned to accept the recommendation of the Planning Commission to allow Linda Johnson to place a Connex box at 115 N. State. Street Seconded by Jacob Littlefield. A roll call vote was taken- Jacob/yes, Kim/yes, Rod/yes, Alyson/yes and Kerry/yes. Motion carried.

17. Proposed Changes Chs. 2, 7, & 11. The Planning Commission presented the Mayor and Council with a draft of the proposed changes in Chapters 2, 7, and 11.

Alyson Strait motioned to accept the changes to Chapters 2, (contingent upon the removal of the numbers on pages 12 and 13), 7, and 11 as proposed by Planning and Zoning. Seconded by Jacob Littlefield. A roll call vote was taken- Jacob/yes, Kim/yes, Rod/yes, Alyson/yes and Kerry/yes. Motion carried.

City Officials thank the Planning Commission members for their hard work and their effort in making people feel welcome coming to Fountain Green.

18. Planning Commission Report. Jacob reported that the only other thing that had not been discussed by the Planning Commission was an approved building permit for Rhett and Melissa Larson.

Jacob and the rest of the Planning and Zoning were again thanked for their work.

19. City Report and Traffic Control. Curt reported the following:

*Lamb Day Discussion –

-Thanked Jacob for bringing the manlift to help with tree trimming at the ball field. There are many trees throughout the park that need trimming.

-Concession stand is still not cleaned out from last year. Mayor to contact Jerime.

-Excessive trash issues on the day of Lamb Day. Need to order more dumpsters next year.

-Better Communication between Lamb Day and City.

-Enforcement Issues with dogs at the park during Lamb Day.

*DUP – Bats have been removed.

*Theater – Paula reported that the roof was leaking. She was able to catch it with buckets. Have received a bid from A&R Roofing and are waiting for estimates from American Roofing and Clean-Cut Roofing.

Rod Hansen motioned to go forward with the replacement of the roof with a maximum cost of \$16,000 plus reasonable contingencies for sheeting replacement and rotten wood that is found in the removal of the old roof process. The City will also evaluate two additional quotes; American Roofing and Clean Cut Roofing. Seconded by Kim Johnson. A roll call vote was taken- Jacob/yes, Kim/yes, Rod/yes, Alyson/yes and Kerry/yes. Motion carried.

*Ryan Yorgason has moved his chicken coop as advised.

*The water leak that Rod had noticed on State Street was just sprinklers. Will still keep an eye on it, just in case.

*Samples are done for the month.

*Met with Jones-DeMille. Water/Sewer Masterplans should be finished in a couple of weeks. They would like to present/review in October or November's council meeting.

*Sewer operating permit needs to be renewed. Meeting with DEQ on August 27th at 9:00 a.m. Kerry would like to attend.

*Hale's finished the road project. Totaled around \$350,000.

*UDOT will not be chipping SR 132 through town until 2025. Will give city officials time to reevaluate the restriping of State Street.

Traffic Control. City Officials declined a resident's request for a four-way stop on 400 N, 400 W. The resident then asked Curt if the city would agree to placing 25 mph speed limit signs in that area. There was discussion on putting 25 mph speed limit signs throughout town, or at each of the entrances into town, or a sign that blankets all roads in town as 25 mph.

There have also been several citizens who have asked about putting stop signs on 600 W. and 500 W. to stop the raceway through town in the mornings and afternoons. It was decided to have the requestors go through the proper process and fill out an application for a traffic control device.

Any requests coming from people outside city limits for a traffic control device would have to make a request through the county.

Curt posed a question regarding water shut-off and tampering fees. After the Mayor, City Council and Curt discussed some of the options, Mayor Coombs asked if Curt and Kerry would work together to come up with a policy that includes the fees in question.

Mayor Coombs asked Curt about the current situation with the meters. Curt explained that Mueller said they had fulfilled the order (which was only the antennae part, not the registers). The antennas will have to be retrofitted to the registers already in the ground. Instead of ordering and having to wait for registers, Curt will make it work.

20. City Bills. Alyson Strait motioned to pay the city bills. Seconded by Jacob Littlefield. A roll call vote was taken- Jacob/yes, Kim/yes, Rod/yes, Alyson/yes and Kerry/yes. Motion carried.

21. Miscellaneous.

Kerry. Nothing at this time.

Alyson. How does the city make sure all secondary homes in Fountain Green are being counted for property tax purposes?

It was decided that Laura could look at the water usage, 1,000 gallons or less being reported on a monthly basis, put together a list of names and go from there.

Michelle, Jacob, Kim, Laura? Nothing to report.

Rod expressed concern about the safety of kids driving golf carts, and/or 4-wheelers in his neighborhood. The 4-wheeler he saw was loaded with little kids. Michelle spoke to the kids on the 4-wheeler and explained the law and the required online course.

Rod also stated that he is trying to deal with some things with the city attorney, and the attorney is not responsive. How do we fix that? Do we need to get a different one? Rod will be calling him tomorrow.

Mayor.

- *Discussion on the dog pound.

- *Will be getting an estimate from a firm out of Southern Utah on the old fire station.

- *Request from County Landfill to put their bill back on the city's utility bill, but informed the Landfill, that the payment would not be retroactive.

- *Contacted the Meredith's about the overgrown weeds on their property. He gave them names and numbers of businesses that do yard work. Will follow up.

- *Roger found a grader for \$69,000. It's a John Deere with the right hours and year that the city wanted.

It's a high profile but will still fit in the maintenance shed. It has everything else the city was looking for.

The grant from CIB was for \$70,000. The City agreed to put \$15,000 into it up to \$85,000. When they get it into Salt Lake they're going to go through it and tell us what they're going to fix on it, their nickel, and then recommend what the city needs to do on it as well.

*There is still a question on whether the County Fire District is going to go through Rocky Mountain Power or have the municipalities put the fee back on their utility bills? Todd will keep the Mayor and City Council up to date.

Michelle. *Had another complaint about a property with excessive weeds. The Mayor stated that he wanted to get the Meredith's property taken care of first and then address the other properties that have had complaints.

Alyson will need to give her report of the appraisal for the fire station to someone else since she will be absent for September's city council meeting

Rod Hansen motioned to adjourn. Seconded by Alyson Strait. A roll call vote was taken- Jacob/yes, Kim/yes, Rod/yes, Alyson/yes and Kerry/yes. Motion carried.

Meeting adjourned at 10:00 p.m.


Michelle Walker, City Recorder

