

Town of Koosharem Council Regular Meeting Minutes
Koosharem Town Council Room
September 11th, 2024

Roll Call

Town Council: Mayor Ron Torgerson

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

Clerk: Kenzie Bagley

Absent Council Members: Tina Perry

Called to Order

Mayor Ron Torgerson called the meeting to order at 6:33 p.m.

Visitors

Marianne Stevenson, Andrea Larsen, Scott and Shyanne Hathaway, Charles DeLange, Ryan Jenson, Brent Bagley, Tim Luscher, Brennan Reese, Andrea Torgerson

Public Comments:

Marianne Stevenson asked what the progress on the road to her house was looking like. The Mayor said they will be out in the next few weeks to put a road base down, they will be sure to have it done before winter.

Tim Luscher asked about putting up a new flag in front of the Town office. The Mayor said we will get a new flag put up.

Consent Agenda

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

Business

Consideration of approval on the new 2024 subdivision ordinance

Andrea Larsen presented the new subdivision ordinance to the Town Council. Jeff read it and is concerned about the excessive amount of information, 26 pages seems like too much. The Mayor said it is needed to have all the information so we can protect ourselves. In Section 2-5 Landscaping the Mayor would like to take out #1 and let people get rid of what they want. #2 take out where it says geometric designs and replace it with "Koosharem Town encourages reasonable landscaping". The street names need to be approved by the water department and/or Town engineer, and the county road department. Rod was concerned about the distance from the canal being too much, it is currently 125 ft but thinks 50 ft would be plenty, however the septic needs to be 100ft away from the canal according to the Health Department rules. Scott Hathaway mentioned that you are required to meet the FEMA guidelines on the flooding and

asked why put all the information in the ordinance instead of just putting "Follow FEMA guidelines"? Andrea said she will look into this and talk to Brock and see if he can help make these changes.

Approval of offer on Town office and shed

The offer on the town office and shed was \$220,000 which is \$3,000 below the appraised value. The town board has agreed to accept the offer. The church has a reversary clause on the building and shed, once the church releases it then necessary steps for financing can take place.

Council member Jeff Hatch made a motion to accept the offer on the town office and shed. Council member Brian Woolsey seconded the motion. Roll call vote: voting aye – Council members Hatch, Perry, Luscher, Woolsey

Southtown Annexation update

Scott volunteered to reach out to Rick Andrus and Jack Burr about arranging for an engineer to come out and get a plat map put together.

Expenditure of funds to asphalt around the Community Center

Building is up, contractors are waiting on the doors. Concrete will be done at the end of the week. Building is going to be a month late on getting finished. There were some things that needed to be done that were not initially in the plans such as the serving area needed fire rated walls and window, the concrete measurement was a little bit different the total came out to be a \$85,000 overrun. The mayor suggested we could cut down on the asphalt to save some money. It was mentioned using Hales to do the asphalt but Brennan said we would have to have 3 competitive bids for record; we can't just jump straight to Hales. Jeff asked if we had to take the low bid and Brennan said we might have to have a reason why we would choose a more expensive bid but not sure exactly how it worked. Harward and Rees' bid for the asphalt came out to be \$90,000.

Cost overruns would be pads, outlets, pickleball, etc this would increase the cost to \$15,000-\$20,000. Mayor thinks it would be best to keep things in contract and just have the contractors do the asphalt. We will be \$175,000 over our budget but we will use the money we get from the old office and shed to reimburse that and have \$20,000 left over. Brian is going to check on getting internet to the firehouse.

Council member Jeff Hatch made a motion to keep everything in the contract and use the money from the old building to pay our overrun fees. Council member Brian Woolsey seconded the motion. Roll call vote: voting aye – Council members Hatch, Perry, Luscher, Woolsey

Renner Property Property now belongs to the town. The water bill amount is \$92 can now be removed from the books.

Planning Commission

Engineers will make some changes on the Miller subdivision to make sure it meets the requirements in the ordinance.

Tallies from surveys will be presented next month

Fire Department

Looking into a new fire truck.

Volunteers are needed to help with fires

Cemetery

Roads

Culture and Recreation

Water Department

Jeff is working on getting the meters turned on and going

Grass Valley Community Center

Administration

Adjournment

Jeff adjourned the meeting at 8:14 pm

TOWN OF KOOSHAREM, UTAH

Mayor Ron Torgerson

ATTEST:

Approved this 9th day of October, 2024

Kenzie Bagley, Town Clerk

(SEAL)