

**STATE OF UTAH  
COUNTY OF SEVIER  
TOWN OF ANNABELLA**

**TOWN COUNCIL MEETING  
October 10, 2024**

Minutes from the Annabella Town Council Meeting held Thursday, October 10, 2024, beginning at 6:00 p.m. in the Town Council Chambers, located at 295 East 300 North, Annabella, Utah. Mayor Brent Christensen conducting.

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| 1. ROLL CALL  | 6. APPROVAL OF MINUTES                     |
| 2. OPENING REMARKS  | 7. APPROVAL OF WARRANT REGISTER            |
| 3. PLEDGE OF ALLEGIANCE   | 8. DISCUSSION-LEE NEBEKER WATER CONNECTION |
| 4. CITIZEN INPUT  | 9. DEPARTMENT BUSINESS                     |
| 5. APPOINTMENT-PARKER VERCIMAK, SECONDARY WATER RATES AND MASTER WATER PLAN | 10. ADJOURN                                |

Public in attendance:

Eric Nielson  
Jack Reider  
LaRayne Reider

Tim Shaw  
Kent Poulson

1. ROLL CALL. Roll call was taken by Mayor Christensen. In attendance were Councilmembers Jill Anderson, Kelvin Johns, Stephanie Morgan and Chris Nielson. Tina Mitchell, Clerk, and Scott Thomsen, Maintenance Supervisor, were also in attendance.

2. OPENING REMARKS. Mayor Christensen welcomed those in attendance. A prayer was offered by Councilmember Anderson.

3. PLEDGE OF ALLEGIANCE. Councilmember Johns led the group in the Pledge of Allegiance.

4. CITIZEN INPUT. Mayor Christensen opened the floor to citizen input. Tim Shaw mentioned the workload challenges faced by town employees and asked that the Town Council consider hiring additional help for the new Maintenance Supervisor, when Scott retires. Mayor Christensen responded, confirming that the Town Council will address the need for more help.

Additionally, Mr. Shaw voiced concerns about the secondary water rate structure. He asked for a billing structure that more accurately reflects individual

consumption. He expressed frustration over feeling unfairly charged for smaller lawn and garden spaces while pointing out that areas designated as pastures were heavily benefiting from usage allowances. Mayor Christensen addressed his concerns, noting that there were ongoing discussions surrounding this issue, with Parker Vercimak set to present potential rate restructuring solutions aimed at or ensuring a more equitable approach to water use charging.

Mr. Shaw then raised the issue of road damage and suggested that the Town add weight restrictions to a maximum of 20,000 lbs (the weight of a semi tractor without a trailer) on Town streets. Mayor Christensen thanked Mr. Shaw for his input.

**5. APPOINTMENT-PARKER VERCIMAK, SECONDARY WATER RATES AND MASTER WATER PLAN.** Parker Vercimak delivered a detailed report on water usage, based on comprehensive data from recent meter readings. His presentation included a proposed tiered rate structure aimed at achieving fairer billing practices.

Several strategies were reviewed by the Council to ensure fair cost allocation while still accounting for essential infrastructure commitments such as scheduled meter replacements every 10+ years and meeting loan repayment duties. Various discussions explored the feasibility of transitioning from a flat rate to a tiered usage plan and possibly revising base rate structures to optimize fairness and sustainability.

He highlighted the following expenses that need to be considered when determining rates:

- \$10,000-\$12,000 annually for bond payment and holding
- \$5,000 for the meter replacement fund

Mr. Vercimak mentioned that adopting a tiered system could generate increased revenue, providing the necessary funding to meet annual budget projections of approximately \$80,000, thereby supporting the financial health of the water infrastructure fund.

Tina inquired whether a 2% annual increase, similar to the culinary water rates, should be implemented to account for inflation. Parker confirmed that it should. Councilmember Nielson suggested implementing different rates for each quartile of users in the meter reading list. For instance, the highest 25% of users would have a higher rate, followed by the next 25%, and so on. He also questioned whether another year of data would be needed due to some meter issues. Mr. Vercimak assured that the final readings are accurate and that there is sufficient data to determine rates if the Council wishes to proceed. He also offered to develop additional rate structure options for the Town Council to discuss in more

detail at the November meeting. The Town Council agreed and will discuss proposed rate structures in November.

Mr. Vercimak then discussed the options for funding a master water plan. He noted that the last plan was completed in 2019, but changes in requirements and the system necessitate an update. An updated plan will also be essential as the Town seeks funding for water projects. It was mentioned that the Community Impact Board (CIB) would cover half of the study's cost, and the Division of Drinking Water would also fund a portion. Mr. Vercimak added that to apply for CIB funding, the project must be included in their project list for next year. Additionally, he requested approval to file an application with the Division of Drinking Water. The Council agreed to allow Mr. Vercimak to submit the application, with Councilmember Nielson noting that there is no charge to get the process started.

6. APPROVAL OF MINUTES. Mayor Christensen opened discussion for approval of the minutes. **Councilmember Johns made a motion to approve the minutes as presented. Councilmember Anderson seconded the motion and the motion carried unanimously. (Summary: Yes=4). Yes: Jill Anderson, Kelvin Johns, Stephanie Morgan, and Chris Nielson.**

7. APPROVAL OF WARRANT REGISTER. The warrant register was presented and reviewed for formal approval. It was noted that the spring box project is complete. **Councilmember Nielson made a motion to approve the warrant register as presented. Councilmember Morgan seconded the motion and the motion carried unanimously. (Summary: Yes=4). Yes: Jill Anderson, Kelvin Johns, Stephanie Morgan, and Chris Nielson.**

8. DISCUSSION-LEE NEBEKER CULINARY WATER CONNECTION. Mayor Christensen recounted his communications with Lee and Boyd Nebeker. It was decided that the Town Council would wait for confirmation from Boyd Nebeker regarding the existence of a ¾" water line before proceeding with the discussion.

9. DEPARTMENT BUSINESS.

**Beautification, Parks & Activities:** Councilmember Nielson shared updates on the upcoming Trunk or Treat event and plans for the Pheasant Hunter's dinner.

**Cemetery:** There was not any discussion on the cemetery.

**Roads:** Jack Reider inquired about the status of the 400 East 270 South cul-de-sac. Mayor Christensen explained that the Fords have requested to discuss the property in a closed meeting in November. He assured that, although the process is taking some time, the Council and legal counsel are working to resolve the issue.

**Water:** Councilmember Johns emphasized the necessity of tank cleaning to maintain water quality. The Council reviewed the following bids for cleaning and inspecting the tanks:

- Midco: \$6,472
- Inland: \$3,150
- Blue Locker: \$7,000

It was noted that Scott is still looking into the companies and their references.

10. ADJOURN. At 7:27 p.m. **Councilmember Morgan made a motion to adjourn. Councilmember Anderson seconded the motion and the motion carried unanimously.**

Minutes of the Town Council meeting held Thursday, October 10, 2024, were approved this 14th day of November 2024.



Brent Christensen, Mayor



Tina Mitchell, Town Clerk