

Town Council Meeting

September 18, 2024

Elected Officials Present: Mayor Marty Larson, Councilmembers: Grant Lundberg, Hale Robison, Neil Brown, Curtis Thomas (joined late).

Staff Present: City Recorder Lucinda Thomas, Deputy Clerk Nicole Preston, City Attorney Josh Nielsen, Planning Commissioner John Rosenberger, Police Chief Rod Hurst, Fire Chief William McMullin

Public Present: Sandy Greenwood, Danielle Lundberg, Mike Fowers, Lisa Fowers

1. Call to Order – Mayor Larson called the meeting to order at 7:00pm

- a. Councilman Neil Brown gave the opening prayer.
- b. Chief Hurst led the pledge of allegiance.

2. Oath of Office for newly appointed council member Neil Brown.

- a. City Recorder Lucinda Thomas issued Mr. Brown the Oath of Office.

3. Approval of Minutes for August 21, 2024

- a. Councilman Neil Brown made a **Motion** to approve the minutes for the meetings held on August 21, 2024. Councilman Grant Lundberg **Second** and the motion **Passed** all in favor.
 - i. Mayor Marty Larson – YES
 - ii. Councilman Hale Robison – YES
 - iii. Councilman Grant Lundberg – YES
 - iv. Councilman Curtis Thomas – ABSENT
 - v. Councilman Neil Brown - YES

4. Approval of Expenditures

- a. Councilman Neil Brown made a **Motion** to approve the expenditures in the amount three hundred twenty-five thousand four hundred fifty-two dollars and eighty-nine cents (\$325,452.89) Councilman Grant Lundberg **Second** and the motion **Passed** all in favor.
 - i. Mayor Marty Larson – YES
 - ii. Councilman Hale Robison – YES
 - iii. Councilman Grant Lundberg – YES
 - iv. Councilman Curtis Thomas – ABSENT
 - v. Councilman Neil Brown - YES

5. Approval of Work Orders

- a. Approval of a Work Order in the amount of \$3000.00 for the bi-annual air trailer maintenance, and the annual flow tests for 10 SCBA packs and masks.
- b. Mayor also brought up a repair that was approved by the Mayor, and Councilman Thomas on the Engine. There was a problem last week that caused a large oil leak. They got one bid, and Chief asked Mayor and Councilman Thomas for the emergency funding. They did approve it and it got fixed. They still haven't received the invoice for it yet, Chief McMullin stated that was the reason why it wasn't on this month's agenda. It was mentioned that they would have to ratify that purchase next month. Councilman Brown asked for a clarification on what the maintenance was for the air trailer.
- c. Councilman Neil Brown made a **Motion** to approve the work order for \$3000 for the bi-annual air trailer maintenance and the annual flow tests for 10 SCBA packs and masks. Councilman Hale Robison **Second** and the motion **Passed** all in favor.
 - i. Mayor Marty Larson – YES

- ii. Councilman Hale Robison – YES
- iii. Councilman Grant Lundberg – YES
- iv. Councilman Curtis Thomas – ABSENT
- v. Councilman Neil Brown – YES

6. Commission & Staff Reports

- a. **Police Chief Report – Chief Rod Hurst** - he reviewed the CAD stats from the previous month and then asked the council if they had any questions or concerns. Councilman Lundberg asked him what the typical animal problem would be. Chief Hurst responded that in Genola that will typically be a dog or an at large livestock like cows or horses. Mayor Larson questioned if there had been theft or vandalism? Chief Hurst reported that those type of circumstances would typically be on the report, he spoke about how they had had an instance of hay theft, and they put bugs in a bale of hay and was able to track it down.
- b. **Fire Chief Report – Chief McMullin** – Reported that they still hadn't heard anything on the AFG Grant. He reported that a new state law has gone into effect and now each public safety department is required to have a mental health provider available to all public safety personnel and their families. He stated that there is a grant that they can apply for that will be given to the town to put into an account and saved for those necessary purposes. Clerk Thomas stated that this money would need to go into the Fire PTIF account so that it could get rolled over year to year where budget items are not. Chief McMullin stated that Santaquin City uses Tia White as their therapist, and he would like to get a quote from her and see if she would be available. Councilman Brown mentioned that it would be good to get several bids from other professionals as well. He reported that he was working on a grant from the county. He stated that he thought that the maximum they could receive was \$50,000. But that they will be applying for it, He stated that he believes that they are competing against 4 other towns within the county. This grant would be used for the purchase of a new engine. Councilman Brown asked when the first payment will be due, and he reported that he didn't know that because there has been some supply chain issues. Mayor Larson asked about how to make those decisions on who we need to have available. He wondered if this was done via a resolution or just a motion. He wants to make sure that these decisions are made before there is an instance where it was needed. Councilman Brown asked about what the qualifications that are required did they have to have been/be a first responder or just have experience treating first responders. Chief Hurst stated that he thought that it was just trained to treat first responders.
- c. **Planning Commission Report – Chairman John Rosenberger** – he reviewed the agenda items from their last meeting. Councilman Brown had a question about the subdivision and rezone request for properties that don't have secondary water available to them. Chairman Rosenberger stated that he didn't know off the top of his head what the change would be. It was reported that they thought that it would be 10 acres or less and then they could still subdivide. He asked about public safety signs and who approving those. Chairman Rosenberger stated that this is not something that the commission reviews. It was noted that the developer is required to pay and provide the signs but that the public works department puts them in. It was discussed on whether it should be a job for the commission. The council discussed and decided that they liked that it would be put in the hands of public works who probably has a better handle on what the needs are and where it should all be put exactly. City Attorney Josh Nielsen Clarified the language for Neil Browns question. The ordinance reads that the parcel is zoned agricultural, under 10 acres, and the parcel was already in existence before January 2023 then they can request an exception from the water requirement rule. He stated that the Bagley one already wouldn't qualify because it has already been rezoned to a residential zone. Councilman Brown stated that he felt that it would be a disservice for the Town Council to rezone Mr. Hazelets property to residential without him knowing what the implications would be before. They reviewed the standards in the developmental Standards pertaining to water dedications.

112 **PUBLIC FORUM –**

113 **Sandy Greenwood** – She had concerns with the road speeds especially on Main Street and 800
114 North. She and she said many of her neighbors would like to see either more stop signs put in that
115 would force the traffic to slow down or more enforcement of the current traffic patterns. She stated
116 that she feels that the traffic is going way over the speed limit especially in the morning and evening
117 when people are coming home from work.

118 The Council then discussed how they wanted to protect the roads from some of the Large double
119 semis coming through town etc. Mayor Larson stated that he felt that it would be important to do
120 studies before any changes are made. That way these decisions could be made on facts on not just
121 on wants of a couple of community members. Councilman Robison stated that traffic studies and
122 engineering work that would be very important to have in place before any decisions were made.
123

124 **Councilman Thomas joined the meeting at 7:54pm**

125
126 **7. Discussion and possible action on Ordinance 2024-10 a recommendation from the planning**
127 **commission on a zone change from A-1 Agricultural to R-1 Residential located at 400 S Main**
128 **Street owned by the Fower Family Trust Parcel #29.034.0110.**

129 a. The Council discussed that this was recommended by the planning commission and that it met
130 the town master plan.

131 b. Councilman Neil Brown made a **motion** to approve Ordinance 2024-10. Councilman Hale
132 Robison **Second** and the motion **Passed** all in favor.

133 i. Mayor Marty Larson – YES

134 ii. Councilman Hale Robison – YES

135 iii. Councilman Grant Lundberg – YES

136 iv. Councilman Curtis Thomas – YES

137 v. Councilman Neil Brown - YES
138
139

140 **8. Discussion and possible action on ordinance 2024-11 a recommendation from Planning**
141 **Commission on a zone change petition from A-1 Agricultural to R-1 Residential for the**
142 **property owned by Eric Hazelet located at 1520 N Hillside Drive in Genola Parcel #29.018.0102.**

143 a. The council decided to table this agenda item until they could speak with Mr. Eric Hazelet. The
144 council didn't feel that Mr. Hazelet new all the ramification of this proposed zone change and how
145 it may affect his ability to develop his property.

146 i. Councilman Curtis Thomas made a **Motion** to table this agenda item until next month.
147 Councilman Neil Brown **Second** and the motion **Passed** all in favor.

148 ii. Mayor Marty Larson – YES

149 iii. Councilman Hale Robison – YES

150 iv. Councilman Grant Lundberg – YES

151 v. Councilman Curtis Thomas – YES

152 vi. Councilman Neil Brown - YES
153
154

155 **9. Discussion and possible action on a proposed 2 Lot Preliminary subdivision plat for the**
156 **Bagley Subdivision located at 1220 N Hillside Drive Parcel #29.018.0017.**

157 a. This was only recommended by the planning commission with the contingencies that needed to
158 be met but it hasn't been taken care of yet. The council will not act on this agenda item until the
159 contingencies are fixed with the planning commission. They also recognized that this property
160 has some other problems with not having adequate water and they will need to address those
161 issues as well before going to the Town Council.
162
163

164 **10. Discussion and possible action on bids for changing the public safety building over the**
165 **natural gas.**

166 a. The council reviewed the two bids that were obtained by the fire department. BCB Heating and
167 Air Conditioning for \$5822.00 and another from OTS Plumbing for \$7200.00 and Chief McMullin

168 stated that these two bids are very comparable. It was also clarified that the new Water Heater
169 had already been purchased.

- 170 b. Councilman Neil Brown made a **Motion** to award the bid to the BCB Heating and Air
171 Conditioning. Councilman Hale Robison **Second** and the motion **Passed** all in favor.
172 i. Mayor Marty Larson – YES
173 ii. Councilman Hale Robison – YES
174 iii. Councilman Grant Lundberg – YES
175 iv. Councilman Curtis Thomas – YES
176 v. Councilman Neil Brown - YES
177

178 **11. Discussion and possible action on Resolution 2024-08 an amendment to the Fee Schedule to**
179 **change water rates and cemetery fees.**

- 180 a. The Council discussed the redlined version of the fee schedule. The council felt that they hadn't
181 done enough research at this time to adjust the cemetery fees but would only change the water
182 rates that had been discussed and researched for the past several months. The council
183 discussed at length the need for a construction access to the fire hydrants and the fees that
184 would need to be in place. They didn't feel comfortable passing the fees currently as they didn't
185 have a rental agreement for the meter in place. They determined that this fee schedule passage
186 would happen in several different meetings. They wanted to also make sure that water rate
187 increase doesn't happen until the October usage bill.
188 b. Councilman Neil Brown made a **Motion** to approve Resolution 2024-08 that only includes the
189 changes to the redlined document and only to water items in red and apply to water usage
190 beginning October 1, 2024. Councilman Grant Lundberg **Second** and the motion **Passed** all in
191 favor.
192 i. Mayor Marty Larson – YES
193 ii. Councilman Hale Robison – YES
194 iii. Councilman Grant Lundberg – YES
195 iv. Councilman Curtis Thomas – YES
196 v. Councilman Neil Brown - YES
197
198

199 **12. Council Comments**

- 200 a. **Mayor Marty Larson –**
201 i. He attended the last senior's luncheon and he feels that this is a great addition to the
202 community.
203 ii. Discussion on legal counsel – He asked for information from Josh on how we need to put
204 out that we are looking for bids for a new legal counsel and possibly a new building
205 inspector. Mr. Nielsen explained that following the procurement policy the town would
206 need to put out a Request for Proposal (RFP) stating the requirements of the job etc. and
207 then send it out for people to bid. You would then be asking for other building inspectors
208 and legal counsel to propose a bid for what work that you want them to do. They decided
209 to have Councilman Brown help draft the RFP's for both the legal counsel and building
210 inspector. They discussed the requirements for the building inspector and the
211 certifications that would need to be required. He stated that he would draft something up
212 and then send it to the council to review. They will then discuss it at their next meeting.
213 There was questions regarding what the role of the building inspector is in the natural gas
214 process. It was explained to Councilman Thomas the process.
215 b. **Councilmember Hale Robison –** stated that they would be working on redoing some of the
216 roads after the natural gas project is done and what roads will need the most work.
217 c. **Councilmember Grant Lundberg –** He had questions regarding the adjustments to the
218 assignments with Stan Judd's departure. Mayor Larson explained that he has assigned
219 Councilman Brown to be the treasurer and do the rodeo.
220 d. **Councilman Curtis Thomas –** he had nothing to report
221 e. **Councilman Neil Brown –** He had nothing to report
222
223

224 **13. Motion to Adjourn**

- 225 a. Councilman Neil Brown made a **Motion** to adjourn the meeting. Councilman Hale Robison
226 **Second** and the motion **Passed** all in favor.

- 227 i. Mayor Marty Larson – YES
228 ii. Councilman Hale Robison – YES
229 iii. Councilman Grant Lundberg – YES
230 iv. Councilman Curtis Thomas – YES
231 v. Councilman Neil Brown - YES
232

- 233 b. The meeting was then adjourned at 9:06pm.
234

235 Minutes prepared by Deputy Clerk Nicole Preston
236
237

238 Minutes Approved on: October 18, 2024
239

Lucinda Thomas

Lucinda Thomas City Recorder