

ROCKY RIDGE PUBLIC HEARING **& TOWN MEETING**

November 20, 2024

7:30 pm

TOWN HALL

Approved

Opening:

Presiding: Mayor Ronald Allred

Present from the Town Council: Ronald Allred, Andrew Aagard, and Bethany Sturgeon. Lucy Gold and Joanna Covington were excused.

Present from the Town Staff: Marilyn Allred, Rachel Bronson, Terry Allred, Benjamin Allred, and Casey Reynolds.

Others Present: Daniel Aagard, Charity Dye, Laurie Reynolds, and Chuck Todd.

Invocation was given.

Meeting was called to order at 7:47p.m.

Approval of Minutes

Changes

to October's minutes: Minor corrections were addressed, including grammatical edits and clarifications about previous meeting content. Council Member Bethany Sturgeon motioned to approve the minutes as amended and Council Member Andrew Aagard seconded the motion; all others voted in favor. Council Member Joanna Covington and Council Member Lucy Gold were absent and excused.

PUBLIC HEARING:

1. Subdivision Ordinance Approval:

The Public Hearing was opened by Mayor Allred.

Subdivision Ordinance was submitted by the Planning and Zoning Commission for approval from the Town Council. The Commission's Chair, Lane Allred was absent, leading to some uncertainty about the specifics of the proposal. An email from the chair was read which outlined the Ordinance's intent and procedural steps, emphasizing that the ordinance would streamline the subdivision approval process, define clear timelines, and ensure legal compliance. Due to incomplete reviews and a lack of clarity on some proposed changes, the Town Council agreed to table the Ordinance discussion and approval until next month. A workshop with the Planning and Zoning chair would be scheduled in order to review the changes thoroughly before December's meeting.

The Public Hearing was closed.

NEW BUSINESS:

1. Water; Issuing Water Meters & Conditions of New Water Rights:

Water/EMS Director, Casey Reynolds provided updates on water meter issuance, water rights, and the ongoing water moratorium. The Town recently received final approval for 24.5 acre-feet of transferred water rights, now officially under its ownership. Additionally, an extra 20 acre-feet of well water is currently in process with the State of Utah and is expected to be approved without issues. These updates prompted a reassessment of the Town's water resources. Using Equivalent Residential Connections (ERCs) to standardize water usage across residential, business, and non-standard users such as schools and parks, calculations were updated. The findings show that with the new water rights, the Town can meet current demands but has no surplus capacity.

Given this situation, it was recommended that the Town would maintain the existing water moratorium, as issuing just one additional permit would exceed the available water resources. However, water meters can now be issued to permits

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already approved and in process, prioritizing projects ready for occupancy. Temporary construction water remains available through hydrant metering, but it will not convert to permanent water until projects reach the occupancy stage.

Looking ahead, the Town will continue working to secure additional water rights and will regularly update the moratorium to reflect progress. The Town Council emphasized that maintaining the moratorium is necessary to comply with legal requirements, ensuring water resources align with commitments. Council Member Andrew Aagard motioned to accept the proposal made by the Water/EMS Director and seconded by Council Member Bethany Sturgeon; all others voted in favor. Council Member Joanna Covington and Council Member Lucy Gold were absent and excused.

DEPARTMENTAL UPDATES:

1. EMS/CERT: EMS: Water Base Rate not to include overages & EMS Fee waived:

A proposal was discussed and approved to show appreciation for the community's EMTs by waiving their EMS fee or base water rate. This initiative acknowledges the valuable service provided by active, certified EMTs who reside in the community. The waived fees amount to \$45 per month per EMT, totaling approximately \$6,000 annually. EMTs would still pay for any water usage exceeding the base rate. To qualify for this benefit, EMTs must maintain their certifications, meet training requirements, and remain actively involved. The motion clarified that the benefit applies to one account per EMT and excludes those not meeting activity or residency requirements. The proposal was unanimously supported as a meaningful gesture of gratitude for their contributions. CERT: None

2. Water: During a follow-up to discussions from the last Town Meeting, concerns about water usage at the monument were reviewed. Historical data showed consistent annual use of approximately 23,500 gallons, but this year's usage surged to 177,680 gallons—over seven times higher. The increase is attributed to issues with the automated watering system installed this year, which malfunctioned and went unchecked. Previously, watering was done manually, ensuring better control. Speculations about potential leaks were dismissed, with the excess usage traced to the hydrant. The unusually high consumption not only affects total water usage but also represents lost revenue due to unbilled water. Moving forward, measures will be implemented to monitor and address such issues, ensuring better oversight and functionality.

3. Road: The road department has completed equipment maintenance and repairs over the past two weeks and is transitioning to snow removal preparations for the upcoming season.

4. P & Z: None

5. Admin: Monthly Expenditures: The monthly administrative expenditures were reviewed, including the finalized purchase of a backhoe for \$75,000. The cost was allocated between the Road and Water departments, and payment has been confirmed, making the equipment officially owned by the town. Additionally, a query was raised regarding the annual subscription to the Rural Water Association of Utah. It was clarified that the association provides training, support, and assistance to water departments, including access to circuit riders, consultations, and discounted training opportunities. The subscription fee is population-based and is paid annually. No further questions were raised by the Town Council.

6. Park: The cemetery project has been successfully completed, including painting and cleanup, with professional and aesthetically pleasing results. However, the planned loop into the cemetery was not completed due to time constraints and may be revisited depending on next year's budget. The project stayed close to its allocated budget, with significant cost savings achieved by completing concrete work, and painting in-house. The concrete portion cost approximately \$20,000, asphalt \$52,000, and painting around \$100. Appreciation was expressed for effort and dedication to the cemetery project.

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During the discussion on parks, it was noted that the park has been winterized and is essentially shut down for the season. Park Superintendent Benjamin Allred indicated plans to assist as needed, including supporting Road Department Head, Terry Allred with road work and addressing water-related tasks such as reading meters. He also mentioned the potential for reworking the pump house during the winter, although that project is not yet ready to begin.

7. Library: None

***OPEN FLOOR:**

1. Citizen Items:

Several community concerns were raised and updates given. Resident, Daniel Aagard raised the issue of speeding, particularly near his home and a dirt road section. It was suggested that speed bumps or dips may be a potential deterrent. The Town Council discussed challenges with implementing such measures, emphasizing the need for strategic placement and concerns about setting precedents across town.

Additionally, Terry updated the council on a problematic project. A contractor hired to install a gate in the cemetery received partial payment, planted two posts, asked for the remainder of the balance to finish the project and after it was received, the contractor ceased communication. As investigation revealed similar issues in other Towns, this led to a potential class-action lawsuit against the contractor. Terry informed the Town Council that he had filed a complaint with the sheriff's office, obtaining a case number, joining the class-action effort. This incurs no cost to the Town.

2. Town Council Items:

Adjournment:

Council Member Andrew Aagard moved to adjourn the meeting. Council Member Bethany Sturgeon seconded the motion; all others voted in favor. Council Member Joanna Covington and Council Member Lucy Gold were absent and excused.

The meeting was adjourned at 8:38 p.m.

/s/ Marilyn Allred

Approved by Town Clerk/Recorder; UCC, CMC