

Town Council Meeting

January 15, 2025

Elected Officials Present: Mayor Neil Brown, Councilmembers: Grant Lundberg, Eric Hazelet Absent: Hale Robison, Curtis Thomas

Staff Present: Recorder Lucinda Thomas, Deputy Clerk Nicole Preston, Chief Rodney Hurst, Planning Chairman John Rosenberger, City Attorney Josh Nielsen

Public Present: Norm Beagley, Lane Allred, Shane Watson, Stuart Bagley, James Cierra, Amanda Vierra, Ryan Staheli, Roy Allred, Ryan Hoyer, David Gellner

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

- a. Norm Beagley gave the opening prayer.
- b. Councilmembers Eric Hazelet led the pledge of allegiance.

2. Approval of Minutes for December 11, 2024

- a. Councilmember Grant Lundberg made a **Motion** to approve the minutes for December 11, 2024. Councilmember Eric Hazelet **Second** and the motion **Passed** all in favor.
 - i. Mayor Neil Brown – Yes
 - ii. Councilmember Eric Hazelet – Yes
 - iii. Councilmember Grant Lundberg – Yes
 - iv. Councilmember Hale Robison – absent
 - v. Councilmember Curtis Thomas - absent

3. Approval of Expenditures

- a. Councilmember Grant Lundberg made a **Motion** to approve the expenditures in the amount of Fifty-two thousand three hundred nineteen dollars and eighty-one cents (\$52,319.81). Councilmember Eric Hazelet **Second** and the motion **Passed** all in favor.
 - i. Mayor Neil Brown – Yes
 - ii. Councilmember Eric Hazelet – Yes
 - iii. Councilmember Grant Lundberg – Yes
 - iv. Councilmember Hale Robison – absent
 - v. Councilmember Curtis Thomas - absent

4. Approval of Work Orders

- a. There were no work orders for approval

5. Commission & Staff Reports

- a. **Police Chief Report –** Chief Hurst reported the CADS stats for the month was 27 calls with 19 traffic stops, 3 citizen contacts, 3 suspicious activities, 1 assist lockout, 1 traffic offense. Mayor Brown mentioned that he would like to see the speed trailer brought back out for 400 north and 800 east as the weather improves. Chief Hurst stated that they could try to up the patrols in that area in the meantime.
- b. **Fire Chief Report –** There was no one in attendance to report
- c. **Planning Commission Report –** Chairman John Rosenberger reviewed the agenda items from their last meeting.

PUBLIC FORUM – there was no one signed up for the public forum

6. Discussion and possible action on Ordinance 2025-01 an amendment to the Development Standards Ordinance.

- a. The council discussed the changes and felt comfortable with those changes. These changes included amending the water requirements exemptions to be for a maximum of two lots and up to 10 acres, and available for A-1 or R-1 Zones.

- b. Councilmember Eric Hazelet disclosed a conflict of interest as this change could affect his property that he owns on hillside drive.
- c. Mayor Neil Brown made a **Motion** to approve Ordinance 2025-01 an Amendment to the Developmental Standards Ordinance. Councilmember Grant Lundberg **Second** and the motion **Passed** all in favor.
 - i. Mayor Neil Brown – Yes
 - ii. Councilmember Eric Hazelet – Yes
 - iii. Councilmember Grant Lundberg – Yes
 - iv. Councilmember Hale Robison – absent
 - v. Councilmember Curtis Thomas - absent

7. **Discussion and possible action on a proposed 2 lot subdivision for Stuart Bagley located at approximately 1220 N Hillside Drive Parcel #29.018.0017.**

- a. City Attorney Josh Nielsen clarified that because this subdivision application came in before the recent subdivision ordinance amendment and hence is subject to the old rules which is why it was coming before the Town Council.
- b. The council reviewed the preliminary plat and had questions regarding the water requirements, as well as the easement for Rocky Mountain Power for an existing power pole. It was determined that the plat met all requirements with the passage of the amendment to the developments standards ordinance that was passed earlier in the meeting.
- c. Mayor Neil Brown made a **Motion** to exempt the Bagley subdivision from the water requirements per the Developmental Standards Ordinance Title 20.05.23.11 and approve the preliminary plat. Councilmember Grant Lundberg **Second** and the motion **Passed** all in favor.
 - i. Mayor Neil Brown – Yes
 - ii. Councilmember Eric Hazelet – Yes
 - iii. Councilmember Grant Lundberg – Yes
 - iv. Councilmember Hale Robison – absent
 - v. Councilmember Curtis Thomas - absent

8. **Discussion and possible action on hiring a new building inspector.**

- a. The Council gave each applicant a chance to introduce themselves and explain a bit about their company. The council then took opportunities to ask questions.
- b. **Staheli and Associates** – He introduced his company and his credentials. He is based out of Santaquin and is currently working with several state projects. He explained a bit about his pricing structure. He was asked about his ability to deal with confrontation and what his strategy is to deal with such positions. Mr. Staheli reported that he hasn't run into those problems much, but when he does he uses education methods and also makes sure that people understand that his reasoning is always to use the code to show his reasoning for the required changes.
- c. **SiteServe Professionals** – The company is based out of Mount Pleasant but the main inspector lives in Juab County. Mr. Allred is currently the building inspector for Mona, Nephi, and Juab County. He explained a bit about his pricing structure and how they typically deal with residents and contractors. He explained that he is also an civil structural engineer, and has some of those skills to help out when needed.
- d. **Ironshore Building Services** – He started by introducing his background and they are a certified inspection firm for the State of Utah. He reviewed his methodology in dealing with homeowners and contractors. His company only has one inspector, but he has other people who will fill in for him when he is out of town.
- e. The council determined that they weren't quite ready to decide yet, they would like to review the candidate proposals more and will plan on discussing this more during the next meeting.

9. **Discussion and possible action regarding a mental health provider for the fire department, first responders and families.**

- a. There weren't any other applicants for the position. The council, however, felt that Dr. White who presented the previous month was well qualified and that her proposal was acceptable.

- 110 b. Councilmember Eric Hazelet made a **Motion** to begin contract negotiation with Tia White as a
111 mental health provider for the fire department and first responders, Councilmember Grant
112 Lundberg **Second** and the motion **Passed** all in favor.
113 i. Mayor Neil Brown – Yes
114 ii. Councilmember Eric Hazelet – Yes
115 iii. Councilmember Grant Lundberg – Yes
116 iv. Councilmember Hale Robison – absent
117 v. Councilmember Curtis Thomas - absent
118

119 **10. Discussion and possible action on Resolution 2025-01 adopting its 2025 Town council and**
120 **planning commission meeting schedule.**

- 121 a. City Attorney Josh Nielsen noted that this resolution was drafted just a bit differently than in years
122 past and also noted that this also includes the development review committee
123 b. Mayor Neil Brown made a **Motion** to approve Resolution 2025-01 Adopting its 2025 Town
124 Council and Planning Commission Meeting Schedule. Councilmember Grant Lundberg **Second**
125 and the motion **Passed** all in favor.
126 i. Mayor Neil Brown – Yes
127 ii. Councilmember Eric Hazelet – Yes
128 iii. Councilmember Grant Lundberg – Yes
129 iv. Councilmember Hale Robison – absent
130 v. Councilmember Curtis Thomas - absent
131

132 **11. Discussion and possible action on Resolution 2025-02 an update to the Fee Schedule to add a**
133 **voluntary lock-off fee for a water service and the fee for a conditional use permit.**

- 134 a. The council discussed that the lock-off fee and how it had been historically used but at some time
135 was removed from the fee schedule. They also discussed that the fee for a conditional use
136 permit was really low and that it wouldn't cover the current costs. It was determined that they
137 would like to update that fee to \$300.
138 b. Councilman Eric Hazelet made a **Motion** to approve Resolution 2025-02 with the change of
139 updating the conditional use fee to \$300 and adding the voluntary lock-off fee of \$10 a month.
140 Mayor Neil Brown **Second** and the motion **Passed** all in favor.
141 i. Mayor Neil Brown – Yes
142 ii. Councilmember Eric Hazelet – Yes
143 iii. Councilmember Grant Lundberg – Yes
144 iv. Councilmember Hale Robison – absent
145 v. Councilmember Curtis Thomas - absent
146

147 **12. Discussion and possible action on Ordinance 2025-02 an amendment to the Conditional Use**
148 **Ordinance**

- 149 a. The council reviewed some of the changes but felt that it would be beneficial to spend the extra
150 month reviewing the document in depth and revisit it next month. They discussed some of the
151 proposed amendments including updating language to take out the board of adjustments, which
152 the town hasn't had for many years. It is also going to include noticing adjacent landowners
153 within 1000 feet for a conditional use permit. The Council asked Mr. Nielsen to send out a
154 finalized draft to the council within the next week so there is adequate time for the council to
155 review for next month.
156 b. Councilmember Eric Hazelet made a **Motion** to table this discussion until next month Mayor Neil
157 Brown **Second** and the motion **Passed** all in favor.
158 i. Mayor Neil Brown – Yes
159 ii. Councilmember Eric Hazelet – Yes
160 iii. Councilmember Grant Lundberg – Yes
161 iv. Councilmember Hale Robison – absent
162 v. Councilmember Curtis Thomas - absent
163

164 **13. Discussion and possible action on a proposed amendment to Title 20 Appendix A the land use**
165 **table, which will not allow high–pressure gas lines or high-powered electrical lines in certain**
166 **zones.**

- 167 a. The Council reviewed the proposed changes and agreed with them. They noticed an error in the
168 high voltage electrical, that it should have been conditional use in Agricultural but not allowed in
169 residential. Mr. Nielsen stated that he will get that fixed in the draft.
- 170 b. They asked David Gellner with Power Engineers who works with Rocky Mountain Power if he had
171 any thoughts. He stated that he had been a land use manager for nearly 25 years. It was
172 clarified that this ordinance was not geared directly because of their proposed High Transmission
173 line, but it was a realization that the town had an outdated ordinance with the conditional use and
174 the land use table needed to be updated. He mentioned that the Town should look at the noticing
175 of potentially affect land owners and how that the mailing list should be generated, whether it is
176 from the recorders office or where they want it to come from. It was also suggested that there be
177 definitions into what constitutes a high-powered electrical line, or a high-pressure gas line, so that
178 it can be easily defined. It was suggested that anything over 46,000 volts would be considered
179 high voltage for an electrical line. It was suggested that in the conditional use ordinance you may
180 want to add the clause for extensions.
- 181 c. The council determined that they would be comfortable passing the land use table with the
182 change to the High-powered electrical lines.
- 183 d. Mayor Neil Brown made a **Motion** to approve Ordinance 2025-02 an amendment to the Title 20
184 Zoning Ordinance of Genola Appendix A the land use categories by zone with the modification on
185 the electrical high voltage right of way A-1 being Conditional Use and R-1 being not permitted.
186 Councilman Grant Lundberg **Second** and the motion **Passed** all in favor.
- 187 i. Mayor Neil Brown – Yes
188 ii. Councilmember Eric Hazelet – Yes
189 iii. Councilmember Grant Lundberg – Yes
190 iv. Councilmember Hale Robison – absent
191 v. Councilmember Curtis Thomas - absent
192

193 **14. Discussion and possible action on appointing a board member for the South Utah Valley**
194 **Municipal Water association (SUVMTA).**

- 195 a. It was proposed that Mayor Brown be the Board of Director Representative and that Curtis
196 Thomas be the alternate and Public Works Director Chris Steele be the Technical
197 Representative.
- 198 b. Mayor Neil Brown made a **Motion** to appoint Mayor Brown as the Board of Directors
199 Representative, with Curtis Thomas as alternate and Chris Steele as the technical
200 Representative. Councilman Eric Hazelet **Second** and the motion **Passed** all in favor.
- 201 i. Mayor Neil Brown – Yes
202 ii. Councilmember Eric Hazelet – Yes
203 iii. Councilmember Grant Lundberg – Yes
204 iv. Councilmember Hale Robison – absent
205 v. Councilmember Curtis Thomas - absent
206

207 **15. Discussion and possible action on adding a forms provider on our website.**

- 208 a. Mayor Brown reported that a couple of months ago the council authorized the renewal of the
209 Town Web Contract. When they started the process, the office realized that we would lose the
210 option of the online payment forms. Because of the lack of this the office has not turned in the
211 renewal contract. These online forms are used for park rentals, recreation signups, rodeo, town
212 celebration, etc. He reported that Town Web will enable this option but there are significant costs
213 and that can be broken down into tiers. There is also an option to do this through Xpress Bill Pay.
214 He would like the council to go through the pros and cons and decide what would be best for the
215 money and for the town. It was brought up that they would like to have the option to presell rodeo
216 tickets and if there was an option to do this. City Attorney Josh Nielsen said that this could allow
217 the Criminal courts to also pay their fees online, which could be very beneficial. Mayor Brown
218 asked the office to put together a list of all the forms that we have used, and a list of the forms

that we could use and then list the pros and cons of each option and send it to the council for review and to be discussed during the next meeting.

16. Council Comments

- a. **Mayor Neil Brown** – he found out that the CDBG grants. He has had to withdraw the application for the firetruck because of the low moderate-income requirements. Councilman Eric Hazelet said that he would take it back to the Fire Department
- b. **Councilmember Grant Lundberg** – He would like to get an idea of where we are on impact fees. The Rodeo Committee are looking to get some more bleachers for the arena. He would like to give them some money, but he doesn't want to apply all the money to them either. Scouts stated that they are interested in doing the food again. He reported that CentraCom is looking at the possibility of sponsoring one of our Town Celebration events, they may pay for the dinner or for the movie on Thursday night.
- c. **Councilmember Curtis Thomas – absent**
- d. **Councilmember Hale Robison – absent**
- e. **Councilmember Eric Hazelet** – He is still doing research on the business licenses and how to make sure that we generate revenue for the town through the sales tax.

17. Motion to Adjourn

- a. Councilmember Eric Hazelet made a **Motion** to adjourn. Councilmember Grant Lundberg **Second** and the motion **Passed** all in favor.
 - i. Mayor Neil Brown – Yes
 - ii. Councilmember Eric Hazelet – Yes
 - iii. Councilmember Grant Lundberg – Yes
 - iv. Councilmember Hale Robison – absent
 - v. Councilmember Curtis Thomas - absent
 - vi.
- b. **The meeting was then adjourned at pm 8:41pm**

Minutes prepared by Deputy Clerk Nicole Preston

Minutes Approved on: February 20, 2025

Lucinda Thomas

Lucinda Thomas City Recorder