

**PARAGONAH TOWN
PUBLIC HEARING/ REGULAR MEETING
44 NORTH 100 WEST, PARAGONAH TOWN HALL
June 12, 2024 – 7:00 P.M**

Attendance/Town Board Members: Todd Robinson (Mayor), Marge Cipkar, Mike Abbott, Travis Isaacson, Todd Memmott

Others in Attendance: Jayne Stones (Town Clerk), Nancy Dalton (Planning Commission - Chair), Luke Little, Robert Hudson, Merl Sutliff, Tim and Sharon Carlson, Mary Jo O'Neal

Pledge

1. **Call meeting to order:** Todd Robinson welcomed everyone to the meeting.
2. **Adopt Agenda:** Mike Abbott moved to adopt the agenda as presented. Marge Cipkar seconded the motion. All in favor. Motion carried.
3. **Call Public Hearing to Order:** Todd Robinson opened the public hearing and asked if there were any comments concerning the following:
 - a) **The issuance of Water Revenue Bonds and any potential economic impact to the private sector from the construction of the Project to be funded by the Water Revenue Bonds in the amount not to exceed \$6500000 for financing the construction of culinary water system improvements for the Town including the installation of culinary water lines, fire hydrants, meters, drilling of a new well and construction of a storage tank, together with related improvements (the Project) to be funded by the Bonds:** Todd Robinson explained this is one of the steps that we must go through to secure the Water Revenue Bonds for our Water Improvement Project. Merl Sutliff asked if the water rates were going to have to be increased again. Todd Robinson explained the rates have already been raised. Rural Water Association had a spreadsheet that was used to help us determine how much the rates would need to be in order to pay back the loan. Sharon Carlson asked what the terms of the loan are. Todd Robinson stated it will be a 40-year loan at 0% interest. Mike Abbott explained the Water System Improvement Project includes installing a new water tank at a higher elevation to increase water pressure, drilling a well which will provide a second source of water, redoing the waterlines throughout town, installing SCADA electronic water meters, and fire hydrants where needed. There were no further comments.

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- b) Petition to Vacate Road that borders property owned by Lucas and Jayley Little located at 232 North 100 East Paragonah:** Todd Robinson explained Luke Little has submitted an application to vacate the road that borders his property on 232 North 100 East. The area that borders his property on 100 East is 99 feet whereas the rest of 100 East is 66 ft. He would like to vacate 33 feet so that the setbacks on the house he is planning on building will line up with neighboring homes. Todd Robinson displayed a map of the property on the TV screen for those in attendance to see. Question was asked if this means everyone will want to start doing this if their road is not the right width? Todd Robinson said he didn't think a lot of people would want to do this unless they are building a new home. There were no other comments.
- c) Paragonah Town Annual Budget for 2025 Fiscal Year:** Jayne Stones explained a few changes were made from the Tentative Budget that was adopted last month due to the fact there was one month more of budget information. She did not receive the Certified Property Tax Rate as proposed by the County until today. The proposed tax rate is .000719 with projected revenue of \$44236. Town Board members reviewed the budget. There were no public comments.
- d) Adjustments to 2024 Fiscal Year Budget:** Jayne Stones explained at the end of each fiscal year, the budget needs to be adjusted for line items that have been over-expended. She explained why some of the line items were overexpanded including Auditor was due to an increase in cost going from \$8000 to \$10000; Equipment was due to a donation of tables for the Parowan Pool; Administrative Planning & Zoning \$2000 due to the decision to continue paying Nancy Dalton for the extra time she spends working on ordinances and attending meetings. To cover these extra expenses line items that were not expended were reduced. The budget was not increased just reallocated. There were no public comments.

4. Close Public Hearing and Open Regular Meeting: Travis Isaacson moved to close the Public Hearing and open the Regular Town Board meeting. Todd Robinson seconded the motion. All in favor. Motion carried.

5. Declaration of Conflict of Interest: None declared.

6. Approve minutes of May 8, 2024, Regular Town Board Meeting: Todd Memmott moved to approve the minutes of the May 8, 2024, Regular Town Board Meeting as presented. Marge Cipkar seconded the motion. All in favor. Motion carried.

7. Make decision concerning the following items as discussed in Public Hearing:

- a) The issuance of Water Revenue Bonds and any potential economic impact to the private sector from the construction of the Project to be funded by the Water Revenue Bonds in the amount not to exceed \$6500000 for financing the construction of culinary water system improvements for the Town including the installation of culinary water lines, fire hydrants, meters, drilling of a new well and construction of a storage tank, together with related improvements (the Project) to be funded by the Bonds:**

Mike Abbott moved to approve the issuance of Water Revenue Bonds to fund construction of the Water System Improvement Project in the amount not to exceed \$6500000 for financing the construction of culinary water system improvements for the Town including the installation of culinary water lines, fire hydrants, meters, drilling of a new well and construction of a storage tank, together with related improvements (the Project) to be funded by the Bonds. Travis Isaacson seconded the motion. Roll Call Vote: Mike Abbott – Aye, Travis Isaacson – Aye, Todd Memmott – Aye, Todd Robinson – Aye, Marge Cipkar – Aye. All in favor. Motion Carried.

- b) Petition to Vacate Road that borders property owned by Lucas and Jayley Little located at 232 N. 100 E. in Paragonah:**

Todd Robinson moved to approve Ordinance 24-2, an ordinance approving the vacation of a portion of the road located at 100 East Between 200 North and 300 North, Paragonah, Utah, as described in attachment 1 of said ordinance. Mike Abbott seconded the motion. Roll Call Vote: Mike Abbott – Aye, Todd Robinson – Aye, Marge Cipkar – Aye, Todd Memmott – Aye, Travis Isaacson – Aye. All in favor. Motion carried.

c) Paragonah Town Annual Budget for 2025 Fiscal Year:

Mike Abbott moved to approve Resolution 24-3, a resolution adopting an Annual Budget for the 2025 Fiscal Year, as presented along with the Certified Property Tax Rate Proposed by the County of .000719. Travis Isaacson seconded the motion. Mike Abbott – Aye, Travis Isaacson – Aye, Marge Cipkar – Aye, Todd Memmott – Aye, Todd Robinson – Aye. All in favor. Motion carried.

d) Adjustments to the 2024 Fiscal Year Budget:

Todd Memmott moved to approve Resolution 24-2, a resolution to make end of year adjustments to the 2024 Fiscal Year Budget as presented. Travis Isaacson seconded the motion. Todd Memmott – Aye, Travis Isaacson – Aye, Marge Cipkar – Aye, Todd Robinson – Aye, Mike Abbott – Aye. All in favor. Motion carried.

8. Discuss repairing sidewalks on Main Street: Jayne Stones reported there are several places along the sidewalk on Main Street that need to be repaired including in front of Ginger Robb's, Ron Bordeaux's and Robert Hudson's. Dan Burgett contacted UDOT, and they said the sidewalks belong to the town. Their property goes from curb to curb. If someone gets hurt on the sidewalk the Town will be responsible, not the State. Todd Robinson said he met with Ron Bordeaux to look at his sidewalk. The sidewalk has been like it is for 20 plus years and the only reason they want it fixed now is because they are trying to sell their house. Todd said there is a tree on the homeowner's property that is pushing the sidewalk up. He said Mr. Bordeaux does not want to cut down the tree but if he doesn't and the town fixes the sidewalk it will just get ruined again. Todd said he knows in some other cities if the homeowner wants to fix the sidewalk by their house, they do the work, and the city pays for the concrete. Suggestion was made the Town set aside money each year for sidewalk repair. Jayne talked to Tracey Munson with UDOT about possibly getting a grant to fix the sidewalks. There is no money available this year but there will be some next year we can apply for.

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Concrete also needs to be poured on the south front side of the Town Hall.

9. Mayor's Report: Todd Robinson reported Pacific Corp (Rocky Mountain Power) wants to increase the rate for wheeling power. They have had a lot of lawsuits for fires that have been caused by their power lines/poles. They owe a lot of money because of these lawsuits and to offset this they want to increase their wheeling rates. They usually charge around 4–4.5% and want to increase it by 45%. Todd also reported he talked to Ryan McPherson about running power to his property and he is willing to give the Town an easement for the water line. This will save the town some money.

10. Water Department Report: Mike Abbott reported the chlorinator pump and booster pump have gone out and need to be replaced. The Chlorinator pump will be around \$2400 and the booster pump around \$1718. It will take about 3-4 weeks to deliver. Mike also said Dan Burgett talked to him about the project the County is doing up the Canyon on the box culvert. They are putting about 5 feet of fill up against the chlorinator building where there is a water valve. Dan is concerned about this and wants to make sure they stay away from our water lines. He said he will keep an eye on things

11. Power/Fire Department Reports: Travis Isaacson had nothing to report. Todd Robinson asked if Mark Barton has set up everything on the reclosure. Todd said he purchased a computer for him to use for the program. There are people we can get to come help if needed. Travis said he will check with Mark and see if he needs any help.

12. Cemetery/Planning Commission: Marge had nothing to report on the Cemetery. She explained the Planning Commission has been working on updating the subdivision ordinance. Sunrise Engineering is helping with this process. Nancy Dalton said the State Legislature changed the subdivision process. One of the changes is elected officials are no longer involved in the process. However, before they start updating the ordinance she wants some input from the Town Board. She went through the steps and a list of questions. She said she will take their input back to the Planning Commission. Nancy also reported she learned Planning Commission members need to have at least 4 hours of training every year. They will have their first training meeting on June 19th at 7:00 p.m. at the Town Hall. The training will be Land Use Management 101.

13. Roads/Park/Building Reports: Todd Memmott reported the application for funding the fire access road project from 300 East to 700 East has been approved by Celeste Malloy's office, but we still have to wait to see if the bill that provides these funds is approved. The project also includes installing 3 culverts (fire access road, center street, Jungman Subdivision). Todd said a representative from Paradigm Asphalt out of St. George contacted him about repairing our roads. They repair potholes, crack fill and sealing, but they do not do chip sealing. They specialize in helping small towns. Discussion took place concerning the speeding on 300 South. Mike Abbott said he talked to Rich Wilson and he said the County is willing to help do what they can. Suggestion was made to put in some stop signs, a camera and talk to Addison Adams about issuing some tickets. Stop signs are inexpensive but cameras would probably be costly. There used to be a cattle guard on the county road until they redid everything and took it out. Comment was made a crosscut dip would work the best and would also help with drainage.

14. Open Discussion: Mary Jo O'Neal discussed repairing the wishing well. She said she has someone that can do the work. Also, she suggested they do not put on a roof. Comment was made the bell might rust without a roof. Todd Robinson said he has been trying to get in touch with Russell Judd to see if he can do the metal work but has had no success. He will try to contact Russell's brother Mark Judd and see if he can help. Mary Jo also said she can find someone to put together the new Merry-Go-Round for the park if Dan is too busy. It has been 2 years, and it really needs to be installed. Comment was made that Dan is just trying to figure out how to install and meet the required specifications. Mary Jo said her husband is willing to look at it and see if he can come up with a solution.

15. Adjourn Meeting/Review Financial Statements/Approve Bills – Todd Robinson moved to adjourn meeting, review financial statements, and approve bills. Mike Abbott seconded the motion. All in favor. Motion carried.