

STATE OF UTAH  
COUNTY OF SEVIER  
TOWN OF ANNABELLA

TOWN COUNCIL MEETING  
February 13, 2025

Minutes from the Annabella Town Council Meeting held Thursday, February 13, 2025, 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. PUBLIC HEARING ON PROPOSED INCREASE IN SECONDARY WATER RATES | 7. APPROVAL OF WARRANT REGISTER   |
| 2. ROLL CALL  | 8. CONSIDER ADOPTING ORDINANCE 2025-02, AMENDING THE PRESSURIZED IRRIGATION WATER RATES |
| 3. OPENING REMARKS  | 9. DEPARTMENT BUSINESS  |
| 4. PLEDGE OF ALLEGIANCE   | 10. OTHER BUSINESS  |
| 5. CITIZEN INPUT  | 11. ADJOURN   |
| 6. APPROVAL OF MINUTES  |   |

Public in attendance:

Debra Smith  
Joshua Cornell  
Kimberly Cornell  
Kay Curtis  
LaRayne Reider  
Jack Reider  
Rex Friant  
Suzie Sevy

Bob Nebeker  
Karen Powell  
Bradley Powell  
Terry Warner  
Kent Higgins  
Jim Leavitt  
Cheryl Leavitt  
Lyndon Friant

Parker Vercimak  
Dan Sellin  
Jodi Neilson  
Don Sudweeks  
Larry Helquist  
Jody Gale  
Quincy Flake  
Lou Brown

1. PUBLIC HEARING ON PROPOSED INCREASE IN SECONDARY WATER RATES.

Mayor Christensen thanked everyone for coming to the public hearing on proposed increases in secondary water rates for the metered system. He acknowledged that it would be challenging to make everything equal for everyone but assured that the Town Council had spent a lot of time trying to come up with equitable solutions.

Both Councilmember Nielson and Councilmember Johns presented detailed information on the proposed water rate structures during the meeting. Councilmember Johns highlighted the challenge of a limited water supply and underscored the importance of balancing usage between culinary and irrigation sources. He noted that due to the availability of water, restrictions might be necessary.

Chris Nielson elaborated on the requirement by state law for a tiered conservation rate to be implemented by 2030. He presented the rates that were being considered by the Council:

- Plan A: A 75% base rate coverage with tiered overage charges.
- Plan B: Implementing flat monthly rates based on usage percentiles, which would categorize users into specific groups based on their consumption levels.
- Plan C: Increasing rates based on the accumulated inflation rate since the last rate adjustment in 2003.

Additionally, two alternative plans, A.1 and A.2, were proposed:

- **Plan A.1:** An alternative to Plan A. This plan offers increased gallons of water per tier, while maintaining a tiered conservation approach.
- **Plan A.2:** A property-size-adjusted tiered rate structure. This plan aligns water usage allowances with property dimensions.

There was significant citizen involvement, with several attendees expressing their concerns regarding the proposed rate increases. Key points raised included the potential impact of rate hikes on residents with fixed incomes and those owning large properties. Many voiced the need for more comprehensive data to support these changes and detailed questions about the specifics of the budget increase and associated line items. It was also suggested that there should be a more gradual rollout of the new rate structures to allow residents to adjust.

Eric Nielsen, Maintenance Supervisor, provided attendees with critical insights into the current water levels and expressed concerns regarding the capacity of the existing wells to meet demand, emphasizing the broader issue of sustainable water management.

Contributing to the discussion, Parker Vercimak, Jones & DeMille Engineering, elaborated on the rate structures and addressed numerous questions from the attendees. He provided detailed insights into the functioning of each plan and noted that another option could be to raise the base rate to a flat \$25 for this season and give citizens a comparison of their bills under the tiered rates. He added that the option may help provide a clear understanding of what the future bills might look like.

Mayor Christensen thanked those in attendance and closed the public hearing at 7:28 p.m.

2. **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 Eric Nielsen, Maintenance Supervisor, were also in attendance.

3. OPENING REMARKS. A prayer was offered by Councilmember Nielson.
4. PLEDGE OF ALLEGIANCE. Councilmember Anderson led the group in the Pledge of Allegiance.
5. CITIZEN INPUT. Mayor Christensen opened the floor to citizen input. There were no comments.
6. APPROVAL OF MINUTES. Mayor Christensen opened discussion for approval of the January Town Council minutes. **Councilmember Anderson made a motion to approve the minutes as presented. Councilmember Nielson 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. **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. CONSIDER ADOPTING ORDINANCE 2025-02, AMENDING THE PRESSURIZED IRRIGATION WATER RATES. After an extensive discussion reflecting a range of perspectives and potential implications, the Council concluded to postpone the vote on water rates until the subsequent meeting. This decision was made to consider any legislative changes and allow for further discussion among the Council members. **Councilmember Nielson formally moved to table the vote on the water rates until March, pending legislative decisions and additional Council deliberation. The motion was seconded by Councilmember Morgan and the motion passed unanimously.**
9. DEPARTMENT BUSINESS.  
**Beautification and Parks & Activities:** Councilmember Nielson discussed plans for upcoming events and activities, including the idea of hosting a Town campout and dinner. He suggested that this could take place at an accessible location such as Hunter's Flat. Additionally, Councilmember Nielson expressed plans for Christmas lights at the park.  
**Cemetery:**  
Councilmember Nielson discussed plans for weed and feed treatment at the cemetery before Memorial Day. Eric Nielsen agreed to obtain bids for the fertilizer needed.

**Roads:**

The Council discussed the 200 East cul-de-sac. Councilmember Nielson reported that discussion on the cul-de-sac has stalled due to some questions/concerns regarding the building permit for various structures on the property.

Councilmember Nielson explained that the property owners had brought a building permit to the Planning Commission, hoping to get a comprehensive sign-off on future developments, rather than handling individual application processes for developments like sheds or fences. The Planning Commission, however, required visible maps with detailed dimensions. These concerns led to a halt in discussing the cul-de-sac.

Mayor Christensen suggested that if cooperation could not be achieved, it might be necessary to consider moving forward with eminent domain to secure the necessary land for the cul-de-sac, emphasizing the need for a resolution. The Town Council recognized the challenges in pushing the project forward but agreed that the issue needs to be resolved.

Additionally, Eric Nielsen discussed plans to address the road conditions by arranging for chip sealing of certain roads. He indicated that he would be obtaining bids to determine costs and outline the extent of the work that could be accomplished. Mayor Christensen noted that the timing of the road work was crucial, emphasizing the importance of addressing these issues before the conditions worsen. It was noted that there is money available in the Capitol Project Fund for street improvements.

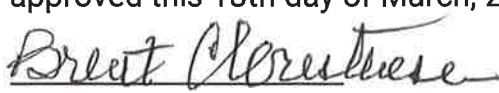
**Water:** Councilmember Johns reported on recent valve repairs and an upcoming shutdown to replace a damaged valve. He explained that during the process of adding a new valve, they discovered a broken valve that will need to be replaced as well. The upcoming water shutdown is planned for Tuesday.

Eric Nielsen further elaborated on the situation regarding the valve repairs. He stressed the urgency of addressing the problem before it escalates, explaining that the movement in the soil is causing the vault to shift, which could potentially break the line if left unaddressed. Nielsen described the current status as a "time bomb" due to the stress on the system. He mentioned that in a two-foot section of pipe, it drops almost two inches, indicating a significant strain that needs immediate correction to prevent a major failure. The repairs are weather permitting, and if everything goes as planned, they will be able to stabilize the system without causing major disruptions to residents outside of the immediate area.

10. OTHER BUSINESS: The Council decided to hold a work meeting on March 10th at 6:30 PM. The decision to organize this work meeting came after extensive discussions, reflecting the Council's commitment to further analyze the situation, incorporate citizen feedback, and consider legislative developments.

11. ADJOURN. At 8:35 p.m. **Councilmember Nielson made a motion to adjourn the meeting. Councilmember Anderson seconded the motion, and the motion carried unanimously.**

Minutes of the Town Council meeting held Thursday, February 13, 2025, were approved this 13th day of March, 2025.



Brent Christensen, Mayor



Tina Mitchell, Town Clerk