

STATE OF UTAH
COUNTY OF SEVIER
TOWN OF ANNABELLA

TOWN COUNCIL MEETING
September 11, 2025

Minutes from the Annabella Town Council Meeting held Thursday, September 11, 2025, beginning at 6:00 p.m. in the Town Council Chambers, located at 295 East 300 North, Annabella, Utah. Mayor Brent Christensen conducting.

1. ROLL CALL	8. APPROVED-KELLY MADSEN PURCHASE OF ADDITIONAL PLOTS
2. OPENING REMARKS	9. DISCUSS- PURCHASE OF MINI EXCAVATOR
3. PLEDGE OF ALLEGIANCE	10. APPROVED-TO LIST AIR COMPRESSOR FOR SALE
4. CITIZEN INPUT	11. DEPARTMENT BUSINESS
5. APPOINTMENT- LANDSCAPE INCENTIVE PROGRAM	12. ADJOURN
6. APPROVAL OF MINUTES	
7. APPROVAL OF WARRANT REGISTER	

Public in attendance:

Shane Phelps
John Chartier

Kaylon Johns
Candace Schaible

1. ROLL CALL. Mayor Christensen took roll call, Councilmembers Jill Anderson, Kelvin Johns, Stephanie Morgan and Chris Nielson were in attendance. Tina Mitchell, Clerk, and Eric Nielsen, Maintenance Supervisor, were also in attendance.
2. OPENING REMARKS. Councilmember Anderson offered a prayer.
3. PLEDGE OF ALLEGIANCE. Councilmember Nielson led the group in the Pledge of Allegiance.
4. CITIZEN INPUT. There was not any citizen input.
5. APPOINTMENT—LANDSCAPE INCENTIVE PROGRAM. Candace Schaible from the Utah Division of Water Resources presented information about the state's Landscape Incentive Program, which offers \$2 per square foot to replace lawn with water-efficient landscaping in eligible communities.
Ms. Schaible explained that the program was established by Senate Bill 118 in 2023 and is focused on removing grass from areas where it is not actively used.

She emphasized that this is not an "I hate lawn" program, but rather about using water more efficiently. The program requires 50% plant coverage in areas where grass is removed.

For Annabella to become eligible, the Town would need to adopt an ordinance with minimum requirements for new construction:

- No lawn in park strips
- No lawn in areas less than 8 feet wide
- No more than 50% of front and side yards in residential developments can be lawn
- For commercial, industrial, institutional, and multifamily areas, no more than 20% of the total landscape area can be lawn outside of active recreation spaces

Ms. Schaible demonstrated potential water savings using a portion of the Community Center lawn as an example. She estimated that replacing approximately 2,600 square feet of lawn would save about 70,000 gallons of water annually and would qualify for a \$5,200 incentive.

She emphasized that the ordinance would only affect new construction, not existing landscapes, and that the Division of Water Resources administers the program. Resources available include educational materials, webinars, and landscape classes.

Councilmember Nielson asked if education resources were available regardless of program participation, which Ms. Schaible confirmed they were.

Councilmember Nielson also noted that a bottom-up approach through education might be more effective than top-down regulations.

Ms. Schaible concluded by offering to review any draft ordinance if the Town decided to pursue the program.

6. APPROVAL OF MINUTES. Tina Mitchell informed the Council that the minutes distributed with the packet had been revised. Specifically, August 14th minutes, item #12 was corrected to reflect that Councilmember Nielson, not Councilmember Morgan, seconded the motion. Additionally, under Department Business, the phrase "runoff from the mountain" was updated to "water from the reservoirs." The August 21st Election Canvass minutes and August 27th work meeting minutes were also presented for approval. **Councilmember Anderson moved to approve the minutes (with the August 14th minutes amended as discussed). Councilmember Johns seconded the motion. The motion passed unanimously. (Summary: Yes = 4) Yes: Jill Anderson, Kelvin Johns, Stephanie Morgan, Chris Nielson.**

7. APPROVAL OF WARRANT REGISTER. Council members reviewed the warrant register. **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. APPROVED-KELLY MADSEN PURCHASE OF ADDITIONAL PLOTS. Tina Mitchell explained that Kelly Madsen currently owns four plots in the cemetery. He would like to purchase two additional plots on the north end of the ones he owns. The Cemetery Policy allows the purchase of up to four plots, with Town Council approval required for additional purchases. Mayor Christensen asked if there was any reason not to approve the request, to which Mitchell responded there was not. Councilmember Nielson noted that Mr. Madsen has been a long-time resident. The Council was in agreement to approve the request.

9. DISCUSS-PURCHASE OF MINI EXCAVATOR. Eric Nielsen presented information on potential mini excavator options. He provided quotes for two different models from Bobcat.

The two options presented were:

- A smaller model (E40 R2-Series) with a total quote of \$72,765.06
- A larger model (E48 R2 Series) with slightly more horsepower, weight, and reach, quoted at 89,007.91

Nielsen recommended the larger model because it would be more versatile for mountain work and could serve as a backup for digging graves if the backhoe went down. He noted that they would also need a trailer to transport the equipment, though they might be able to modify an existing crack-sealing trailer rather than purchasing a new one.

Town Clerk Tina Mitchell confirmed that funding could come from the capital projects budget or through a lease arrangement. It was noted that the current budget includes \$35,000 for equipment.

Councilmember Nielson asked about differences between Bobcat and Cat brands. Nielsen indicated both brands were comparable in quality, and that service availability was a consideration. He also explained that used equipment wasn't much cheaper, with used machines running around \$50,000 (with over 1,000 hours), compared to a new machine with warranty coverage.

The Council requested that Nielsen return next month with additional quotes and lease options before making a final decision.

10. APPROVED-TO LIST AIR COMPRESSOR FOR SALE. Eric Nielsen informed the Council that Annabella Town owns a towable air compressor which has not been utilized in several years and is currently in poor condition, including severely deteriorated tires. He recommended replacing the tires and listing the equipment on an auction site, with the intent of generating revenue to help offset the cost of the mini excavator.

Nielsen explained that the compressor was previously used by Town staff for crack sealing. However, that work is now outsourced, allowing it to be completed more efficiently than when performed in-house with existing equipment.

There were no objections from the Council regarding the proposed sale of the compressor.

11. DEPARTMENT BUSINESS.

Beautification, Parks & Activities: Councilmember Anderson reported that the new Annabella statue has been successfully bronzed. The Council engaged in a discussion regarding potential placement options for the statue. Councilmember Anderson shared that Katie Rollins, the artist who created the original clay mold, expressed a preference for the statue to be displayed outdoors in front of the building.

However, Eric Nielsen raised concerns about potential water damage from nearby sprinklers. He recommended an alternative location west of the Community Center turnaround, noting that the area is both shaded and illuminated, and safely out of reach of sprinkler spray.

Councilmember Nielson discussed upcoming events:

- Trunk or Treat scheduled for October 30
- Pheasant Hunters Dinner scheduled for November 1

There was discussion about the Hunters Dinner, which had 337 participants last year and generated a profit of \$1,209. Councilmember Nielson noted that he had not run the event as a fundraiser last year but could do so this year if there was a fundraiser in mind.

Councilmember Johns mentioned that the Youth Council would like to sell Sweet Home Annabella shirts at the Pheasant Hunter's Dinner. The shirts would be priced at \$20 for t-shirts, \$25 for sweatshirts, and \$30 for hoodies and zip-up hoodies. Council members agreed this would be a good opportunity for the Youth Council to raise funds. It was also noted that the Youth Council would like to hold a bake sale during the dinner.

Cemetery: Mayor Christensen commented that the cemetery has looked very good lately, better than he's seen it in a long time. Eric Nielsen thanked the Mayor for the compliment and mentioned they've been using the new mower with bagger to prevents clippings from covering headstones.

Roads: Councilmember Morgan reported that chip seal work near 200 South and 400 East was scheduled for the following day. She noted that she would monitor the project to ensure proper cleanup of loose chips.

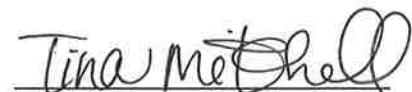
Water: Councilmember Johns reported that the recent mountain fire had not affected any Town infrastructure. However, he noted the potential for future debris flows into the reservoirs as a result of fire-related runoff.

Councilmember Johns shared that the Forest Service plans to lift the mountain closure the following Monday, restoring public access to the area.

Councilmember Nielson added that he and Councilmember Johns had attended a post-fire coordination meeting, where they learned that the county has applied for funding that, if approved, could benefit Annabella.

12. ADJOURN. At 6:52 p.m. Councilmember Anderson made a motion to adjourn the meeting. Councilmember Nielson seconded the motion and the motion carried unanimously.

Minutes of the Town Council meeting held Thursday, September 11, 2025, were approved this 9th day of October 2025.


Brent Christensen, Mayor
Tina Mitchell, Town Clerk