

Rockville Town Council
Regular Meeting
Rockville Community Center, Town Hall
December 11, 2019 – 6:00 pm

1. **CALL TO ORDER AND ROLL CALL** – Mayor Pam Leach called the meeting to order at 6:00 p.m. The following members of the Rockville Town Council were present: Terry Bell, Barry Sochat, and M. Honer-Orton. Jeff Ballard was excused. Town Clerk, Vicki S. Bell, recorded the meeting.
2. **PLEDGE OF ALLEGIANCE** – Mayor Leach led the Pledge of Allegiance.
3. **APPROVAL OF AGENDA** – Barry Sochat **MOVED** to approve the agenda for December 11, 2019. Terry Bell **SECONDED** the motion.

VOTE on Motion:

Terry Bell – Aye
Barry Sochat - Aye
M. Honer-Orton – Aye
Mayor Pam Leach – Aye

The motion passed unanimously.

4. **DECLARATION OF CONFLICT OF INTEREST WITH AN AGENDA ITEM** – No conflicts of interest were declared.

PUBLIC COMMENTS – No public comments were given.

DISCUSSION/INFORMATION/NON-ACTION ITEMS

1. **REPORT ON ROCKVILLE/SPRINGDALE FIRE PROTECTION DISTRICT** – **Kohl Burley, Battalion Chief** – Chief Burley stated that Chief Gildea asked him to provide the statistics for the month of November. Zion National Park had a total of three (3) calls with one (1) refusal and two (2) transports; no fires. Springdale had a total of 11 calls with two (2) fires, five (5) medical refusals and four (4) medical transports. Rockville had a total of three (3) calls, no fires, two (2) refusals and one (1) transport. M. Honer-Orton asked about the Zion National Park calls if it was only to provide assistance to the Park. Chief Burley explained that the Park does have staff on duty that takes care of medical and fire calls, but in the event, they are inundated with calls they call for assistance. M. Honer-Orton asked for clarification if the District provided assistance to the Park or the District took the call. Chief Burley explained it was an assist; anytime we are called there it is because the Park requires the assistance. M. Honer-Orton asked if the District was working along side Park staff on a call or did the District work the call alone. Chief Burley explained it depends on the time of night as there may not be a Ranger in the area. There are times the District may take a call on their own, but most times Rangers are there.
2. **REPORT ON RECOMMENDATIONS OF THE PLANNING COMMISSION** – **Chair Joyce Hamilton** – Chair Hamilton reported that there were many issues discussed regarding Justin Mabey's request for a proposed change to Chapter 24A Residential Short-Term Rental Overlay Zone of the Rockville Land Use Code. Issues ranged from noise and light pollution to density and traffic concerns. The motion to recommend approval of the request to change Chapter 24A was as follows:

WHEREAS the application for a change to Chapter 24A of the Rockville Land Use Code submitted by Justin Mabey has been determined to be in the best interest of the Town and the surrounding property owners and complies with the Rockville General Plan. It is the Planning Commission's recommendation to Town Council that Mr. Mabey be allowed to install a stop sign at the end of the driveway at the intersection of Grafton Road and that section 24A(B)(2) will be changed to read "The Connector Corridor is contained within the Short Term Rental Overlay Zone." This rezoning is contingent upon Zion Red Rock Retreat, LLC or Steward Ventures, LLC and/or affiliates' actual purchase of the property, parcel R-1248-E. If the purchase does not occur, the zoning will remain as it currently is. It was moved to recommend approval of Copy #2 complete with the discussed changes. The vote was four (4) Ayes and one (1) abstention.

The commissioner who abstained sent a letter today that she asked to be read into the record. She was concerned about density issues. Having three properties on the south side of the river that close together where they are able to house up to 50 people at a time is a grave concern to her. She is concerned about traffic and she is encouraging us to move forward quickly with the new connector corridor road.

M. Honer-Orton expressed that the new connector corridor road is not up to us. Chair Hamilton remarked that the Town would have to initiate a FLAP (Federal Lands Access Program) grant and Chair Hamilton imagines that the County, the Park and the BLM would all get behind this real quick.

3. **REPORT ON THE FINAL DECISION MADE BY THE ROCKVILLE TOWN COUNCIL ON THE HVAC SYSTEM FOR THE ROCKVILLE COMMUNITY CENTER** – Mayor Leach read the report that is attached to the minutes

that the Town Council voted to replace the existing heating system in the Community Center with the dual fuel system by Comfort Systems. Included in the bid was the removal of the air conditioners and any new duct work that may be necessary. Approved with five (5) Ayes.

The Town is currently working on getting a new 500-gallon propane tank and the work will begin around the 20th of this month. Clerk Bell clarified that Comfort Systems will be beginning on Monday and hope to be done by Friday.

Barry Sochat asked that the name plate on the boiler be saved. Clerk Bell replied that she would see that happens.

ACTION ITEMS

1. **CONSIDERATION AND POSSIBLE APPROVAL ON A PROPOSED AMENDMENT TO THE ROCKVILLE LAND USE CODE CHAPTER 24A – RESIDENTIAL SHORT-TERM RENTAL OVERLAY ZONE (RSTROZ) – Justin Mabey** – Mayor Leach reported that this was discussed at last night's planning commission meeting. Mr. Mabey is looking at purchasing the Retreat property across from his Zion Red Rock Retreat and using that as one of this two additional short-term rental properties that he is allowed in the overlay zone. He is exchanging another piece of property within the overlay zone; so, there is no enlargement of the overlay zone, in fact there is actually a reduction in the acreage. It is not an increase in the number of vacation rentals that will be allowed in the overlay zone. It is essentially a property exchange.

Barry asked how many people will be staying in the Bridge property potentially with your additions on it. Mr. Mabey answered that they have not finalized that yet. They are in the process of going from room to room figuring out beds. Right now, we are at about 46 to 48, anticipating it will be closer to low 50's if you count pull out beds. That is about how many beds are in it currently. Most bedrooms have two to three beds. Clerk Bell asked what the occupancy has been over the past year. What is the average number of people when a property is rented out? Mr. Mabey explained that in the Oasis, if we are full, we have 55 people; but on average we have 3 to 4 people or more than that per car. Terry clarified the question by asking what is your occupancy rate? Mr. Mabey said that he could provide the exact [number] but right now we are below 50%. M. Honer-Orton clarified that this was his first year in business. Mr. Mabey replied that they just got their C/O in the middle of the year. This year was not what we thought it would be and next year is looking favorably. And that is part of the reason why we are interested in this lot. Clerk Bell clarified "favorably" because you have more reservations or "favorably" because you have bigger numbers of people. Mr. Mabey responded "favorably" because we have more reservations. We would rather have less numbers of people; we have every incentive to have less people in the place because they do less wear and tear on the property. Less laundry, less cleaning. Mayor Leach responded rented more often but with fewer people.

Barry asked if there was a chance, he would be doing any long-term rental sort of like low-income housing? Mr. Mabey asked Barry to define long term rental. Barry answered something that is longer than overnight. Mr. Mabey explained that they have guests now that stay at least a week or more, but if you define long term as more than a month, probably not. Mr. Mabey explained that they are constantly looking for options to take care of his employees. But this is not a great option for the main building. We would like to put a manager onsite in a cabin that is next door. There is currently three bedrooms and bathrooms in that cabin. We would like to have some local oversight there in the group of properties if that could be allowed. You could argue that could be low income housing because the managers would not be paying any rent.

M. Honer-Orton remarked that she listened to the discussion and read Cheryl's letter and in looking at the whole thing believes that on a zoning basis this makes sense. On an impact basis it does not. It's too many people in too small an area with roads that are not designed to handle it. Traffic, light pollution and septic system and the wells, all in this one relatively confined area. The impacts are just more than I think I would be willing to approve for Rockville. Mr. Mabey responded that is a valid point. The impact by approving this actually lessens the impact for that area because we already have the rights, currently zoned that we can build two more large properties. And we already have lots to do that on the South of the wash. We do not need to buy this property, in fact, in some ways when walking through it again, I'm saying do we really want this nightmare of a renovation. This lessens the impact for the area, because no matter what, we going to eventually have three large homes there. M. Honer-Orton asked Mr. Mabey to show her what the impact will be without that. Where would you be building your second and third properties? Mr. Mabey circled the properties on M's map. Mr. Mabey pointed out the cabin and the Oasis. Mr. Mabey remarked that by doing this, we actually get rid of this property and letting us take over this subject property you actually lessen the impact of the overall future impact for this area. For light, people, traffic, all of it. Mayor Leach responded otherwise there would be an additional...and this would be on here. Mr. Mabey explained that this building right here is going to look just like the one we have here, and it will share the lake and all of that. M. Honer-Orton remarked that the subject building was designed to handle 13 – 16 clients not 50. Mr. Mabey explained that they have beds in there for a lot more than that. Most of the rooms have 2 to 3 beds. M. Honer-Orton remarked that they were approved... Mr. Mabey explained that he does not know how many people sleep, I'm just telling you what I can see from what is there. Terry remarked that it is a net loss of one property. Mr. Mabey remarked depending on the numbers it is a net loss of one. Mayor Leach clarified that it is building density, this reduces the density by not having these four and that. M. Honer-Orton remarked that the

impact to that whole area served by one small silly road that divides into three (3) different directions and then onto Grafton Road where people will not have any alternate route to go. It is just an incredibly amount of traffic and people, pollution and toilets flushing, laundry and all that going into septic systems that are relatively close to the water table. Those are my concerns. I don't think this really changes those. Mr. Mabey agreed they are valid concerns. I think the long-term impact by doing it now, there is pro and con. The con is that it happens quicker, so we get our third unit quicker. This probably shaves off 12 to 18 months. Long term though, you have one less structure that is large and rentable in that area. Short term is it going to have a greater impact, probably. I'll give that up. Long term though, after 12- 18 months you've actually taken that property off, it could be another treatment facility and moved it from one lot to another. I would argue is a better use for the community than what it currently is. M. Honer-Orton stated that it is pretty intense for her.

Mayor Leach reminded the Council that Mr. Mabey does have the rights. We did agree to these properties and allowing him to have these short-term rental properties and using them for what he is using them. It was previously agreed to. In working with us, I would encourage you to continue to work with us, which you have in minimizing impacts and being aware and responsive to the concerns of the residents in the area. Mr. Mabey agreed it was a valid point and there have been many discussions about it, and we want to keep that good dialogue open.

M. Honer-Orton commented that Mr. Mabey may be able to handle some of that impact through his marketing. She explained that she owns a bed and breakfast, and on her introductory page we tell people where we are and what we are doing so that people know by reading that paragraph that this is not a party house and this is not some place you can come and go wild. This is an "eco" bed & breakfast. If you tailor your marketing to attract those kinds of people, to attract environmental groups and others who are like minded. Mr. Mabey added low impact, environmentally sensitive groups. M. Honer-Orton added that would go a long way and you would appreciate those clients more. Mr. Mabey agreed that they are on the same page. Ultimately if it is good for the town as a guest, the less people, the less cars, the less light, the less noise we're not too far apart from each other. And that is why we have implemented some of the things such as for the noise. We have noise checkers. Mayor Leach asked Mr. Mabey to explain to the public about your noise checkers. Mr. Mabey explained that there were some complaints about loud noise when guests brought in a DJ that the management was not aware of. The DJ played louder and later than he should have. We became aware of it and that DJ is no longer allowed on the property and we also implemented a noise tracking system where we have markers throughout the property and as soon as the noise gets above a certain decibel level or past a certain time, we get notifications on our cell phones. Barry asked if there were decibel meters on the property. Mr. Mabey responded yes and asked if Barry would like to test it out. Mr. Mabey explained that it has proven to be effective. We feel that the next level of monitoring is doing the onsite management. Even with onsite management, just having something by the property will help.

Barry asked about the road and if off road vehicles are delivered to your guests given the laws that Rockville has regarding the usage of those vehicles. Do you have any control or is that an outside group that is making the contact? Mr. Mabey explained that they just rent the rooms; we do not get involved in their planning. Initially we were very hands off; we realized we were a nightly rental, they pay us a rent, they use it and here are our rules and regulations. What we realized though is the people were doing things we needed to have a bit more control over, so we have put in more regulations, like things with the DJ. If they are going to have a DJ or amplified sound it must be our approved vendor(s). Barry asked if there was anything besides a stop sign that would mitigate the speed of traffic both on your road and going off your property onto Grafton Road? Mayor Leach responded that there isn't but there was talk about putting a speed sign and that is something we can do. Mr. Mabey remarked that is something we can do along Grafton in general, and if the Town does not have funds for it initially, we are willing to help fund some additional speed signs. Because the speed signs are fairly far apart. Barry stated that it is not a dedicated road, so the County is not willing to toss in funds. Mr. Mabey stated if we can help with something like that to put up a couple more speed signs, we are more than willing. Barry suggested something like "speed and noise ordinance strictly enforced" on a little sub-sign. Mr. Mabey responded they are open to whatever outline you would like. Mr. Mabey stated that Barry knows how it is better than anybody. You know the road, you know the noise, you know the traffic better than anybody. Mayor Leach asked for clarification on the ATV tour companies that brought and dropped off for your renters to use. We heard that they were riding not only on your property but on the roadway leading in; we do have a rule in Rockville that ATV's need to be licensed for use on the road. M. Honer-Orton asked what if the ATV is licensed but the rider is not? Mr. Mabey remarked that would be a police issue. Mayor Leach continued that Mr. Mabey commented that there was some damage from that. Are you looking at not allowing them to have that type of service delivered to your property? Mr. Mabey remarked that would be something they would be open to discussing but we must find the right balance. A more likely scenario is we don't allow them to do it if it is not licensed. However, keep in mind, it is just like any other resident in town, somebody could show up at your property and they might have a sticker that is not valid; it is hard to monitor. We are willing to do what we can. Mayor Leach stated that the tour companies can come to the junction there with Smithsonian Butte road and they bring their trailers with their ATV's and their renters come and they go on top. Mr. Mabey stated that is something that they can commit to is to find out exactly which of the rental companies; we try not to get involved in planning their itinerary, but we can provide that as part of a welcome package. These are the only companies that provide licensed vehicles. Our

hesitancy in providing that previously is that we did not want to give them any ideas. It's a catch 22. Mayor Leach suggested another possibility is to approach the tour companies that are delivering them and let them know that you do not want the ATV's delivered to your property. Your guests can reserve and go like everyone else to the Smithsonian Butte junction. Mr. Mabey stated that is something they can engage directly with the tour companies. We are open to have some of those conversations. He stated that he would be surprised if they had more than two or three drop-offs during the first year of operation. We are talking 5% of the people or less. More common is bikes just because of our proximity to Wire Rim Mesa, Smithsonian Butte and Gooseberry Mesa.

Mayor Leach explained that Mr. Mabey had asked about using the cabin, which currently has three bedrooms and three bathrooms in it as an onsite manager's residence. There is question and concern about that because our Land Use Code does not allow for two residences on a parcel unless there is evidence that it has been grandfathered in or continuously used. Mayor Leach expressed that she thinks an on-site manager especially looking at the numbers of potential visitors to the area, it makes sense. She suggests that it be looked at and concerned. Mr. Mabey interjected that we are already opening up the ordinance, it could become a line item that we are allowed to have an on-site manager. We do not have to have it, but I think it is one of those things that is mutually beneficial for all of us. Barry stated just as long as it doesn't turn into another cabin for rent. Mr. Mabey stated he is fine doing that. We only have rights to two of the four properties to have an ancillary building with sleeping quarters. I am fine with that; we are not asking for more of that. All we are saying is we want to be able to have a dwelling on the property that is a full-time residence for our on-site management. M. Honer-Orton asked if the building had a kitchen. Mr. Mabey responded it would have a kitchen. There is already a kitchen in that cabin. Mayor Leach explained it was the original residence there and was lived in while the large house from what I understand [was being built]. Mr. Mabey stated from a precedence standpoint I think they were probably not allowed to use it as a sleeping quarters, I would be happy to give anybody a tour, but it is set up with bedrooms and bathrooms. Mayor Leach added that it was supposed to be used as a consultation and treatment facility. Mr. Mabey added that there is a room with a couch in it. Terry stated that given those two properties, as close as they are together, I think it is a good idea to have an on-site manager. They can't get to the one across the river as easily but that is the smaller of the three. Mr. Mabey stated that they would probably have a golf cart or something or a vehicle on the north side. Most of our usage is on the south side. M. Honer-Orton asked if there is access from the north side to the south side? Mr. Mabey answered no that they have to go all the way around the bridge. Or they could wade through the river. It's the Virgin River just walk through it; everybody travels from all over the world to walk in that river. M. Honer-Orton stated that sometimes of the year you can and sometimes of the year you can't. Terry stated that most of the action takes place on the south side of the river so I think that would not be a bad idea to have an on-site manager. M. Honer-Orton asked if Mr. Mabey would have any ideas about monitoring the river water quality from septic and your well. Mr. Mabey answered that as long as they are complying with the County, which we have been and are and will, I don't know that we need any further obligation. Mayor Leach stated the river is impacted more, just down the river from Mr. Mabey's property, by the sewer treatment ponds. Mr. Mabey agreed it is our next-door neighbor. M. Honer-Orton stated that she knew that they [the Town of Springdale] are under State mandated state laws and they have to do it. Terry added that septic systems are made according to state law and obviously your well has to be healthier when you have customers come in. Clerk Bell asked if Mr. Mabey was still going to be sharing that well with the Sanchez'? Mr. Mabey responded that needed to be worked out. As of right now, that well would become ours, but we want to try to be good neighbors. Mayor Leach asked for any other comments or thoughts on this issue before us. Are you comfortable with or need additional review and time on allowing manager quarters? Or do you feel that we have the ability to allow that? Barry asked if that is a change in our zoning? M. Honer-Orton stated that they are a special zone and the underlying zone does not change. Mayor Leach asked that if they all feel it is a good idea to have an onsite manager? M. Honer-Orton responded that it is silly not to have one. Terry responded yes. Mayor Leach suggested that we are still considering it; we do not make a decision on that tonight but we look at whether we can do that with our current zoning and our current Land Use Code; if there is a way to allow that without creating a problem for the town. Mr. Mabey stated that he is not an attorney but with this zone you created specific things that only apply to that zone. So, as a separate line item within this zone, I believe it is within your jurisdiction to simply state in this zone you can allow a manager's apartment. M. Honer-Orton added this specific manager's apartment. Mr. Mabey stated he is okay even if the town limited it to that lot number or parcel number if you want to do that. I think it is well within your jurisdiction to say a manger's apartment or building will be allowed on parcel number ... And then if we ever wanted to move that to a different area, we would just have to come back before you. Barry asked if we should say the "existing" building? Mr. Mabey agreed the existing building. All we'd do is take down some of the interior walls; instead of having three bedrooms. Mayor Leach stated that needs to be verified but we can make it dependent on verifying with our legal counsel that it would be something to do in this overlay zone; that it's within our jurisdiction. She asked for a motion on this. Terry **MOVED** that the Town Council accept the Planning Commission's recommendation to approve this request for a Land Use Code amendment of Chapter 24A, marked copy 3, and, in addition, consider the approval of a separate manager's dwelling conditional upon our legal council's recommendation. Barry Sochat **SECONDED** the motion.

VOTE on Motion:

Terry Bell – Aye
Barry Sochat - Aye
M. Honer-Orton – Aye
Mayor Pam Leach – Aye

The motion passed unanimously.

Clerk Bell stated that Jeff Ballard was excused but he did want the Council to know that he was in favor of the amendment.

Mayor Leach stated that we will get with our legal counsel and get an answer to you as soon as possible. M. Honer-Orton asked when he was supposed to close on the property? Mr. Mabey responded they are supposed to close this year; the 22nd is when we are scheduled to close. Mayor Leach asked if this issue with the onsite manager's quarters; will your decision to purchase the property dependent on this decision? Mr. Mabey responded that he wouldn't say that, but it would be very helpful.

2. **DISCUSSION AND ACTION ON UPDATING THE CAPITAL IMPROVEMENTS LIST FOR FIVE COUNTY ASSOCIATION OF GOVERNMENTS** – Mayor Leach stated that the new HAVC for the community center is on the one-year improvement list; but is underway next week. The access to the Virgin River has also been completed thanks to Commissioner Almquist. Leaving two items on the one-year capital improvement list – repair or replacement of damaged sidewalks and concrete cross overs. M. Honer-Orton stated that it is still on Alan Lee's radar and he is wanting to get together with the concrete worker. Clerk Bell clarified that Alan Lee would like to do a walk-thru with himself, the concrete worker and M. Honer-Orton. M. Honer-Orton stated that she would call Alan the next day to see if she could get something set up. I am glad to see that it is first on the list as it is getting critical and a danger. Clerk Bell asked if the CIB board would consider this amount of money? Terry stated that he was told that CIB will not fund sidewalks. CIB considers this to be a maintenance project. M. Honer-Orton stated that UDOT has recently been in touch about projects we would like them to do and that was first on their list. UDOT sent out a survey of things we would like them to do. Mayor Leach stated that those sidewalks are certainly within their right-of-way. We know because they allowed the installation of that cable on the property-side of the sidewalks which we have no say on.

Mayor Leach asked Rod Mills to comment. Rod stated that if the CIB is specifically saying that particular project does not apply; this is not the best place to show it in terms of the list. What you want to do is show a high priority project coming into next year; and what they recommend is one project on the next year request so they can zero in on that and work to get you the money. You want to make sure it is a qualified project and that it merits the funding. Then you have a good chance of getting funding through either CIB or CDBG. M. Honer-Orton asked which he would recommend we do of the remaining two. I guess the maintenance shed would be the highest dollar project. Mayor Leach agreed that we need a proper place to store the town's equipment. Terry stated that should be our first priority. Clerk Bell stated that if we go with the shed that we first need to find land. Mayor Leach stated that she thought Jeff and Shirley had...yes, maybe not. Rod added that because the maintenance shed represents brick and mortar would potentially apply on the other side as a full grant program; the CDBG program. In that context it might make sense. You have time to consult with Five Counties and the CIB/CDBG folks as sometimes they will help you position as best you can knowing what else is going on in the County to get the funding for the project you are selecting. If that is a genuine need; it's not a lot of money and it probably could flip over to the CDBG side which is a higher leveraged grant program. Clerk Bell stated that in looking at the CDBG program that the town would not qualify. She explained that the income level in Rockville is too high to qualify. Rod stated that we are back to CIB and that it is the same list.

Mayor Leach clarified that the sidewalks would not be CIB money and will need to be removed from the list and we will have to look for other funding sources. The maintenance shed is something we have discussed for a number of years; we have equipment that needs to be stored inside. We need to talk with Gary Zabriskie, of Five Counties, about the maintenance shed. It was agreed that this should be our top priority. Terry stated that it would be nice to have the maintenance shed closer to the Town offices and asked if it was possible to contact the Zundell's who own the property behind the Town park. Mayor Leach stated that is something that we can talk about. Barry asked about an electronic speed sign for the east side of town. Terry commented that he would rather see one at Bridge Road. Barry stated that it would be about a \$10,000 item. Clerk Bell stated that it would not be enough money. They want bigger projects.

Rod interjected again saying that when they looked at the storm drains, there were several pretty significant projects that were yearning for funding. That could go on the 2 - 5-year list. They like to see just your one project that you really want to push through in the next fiscal year, but you have the additional space to put some additional projects in the 2 – 5-year list. It's a tracking tool for the town; they do not pay a lot of attention to those because they are focusing on the next year funding cycle. I know when we did the tours there were several very significant projects in the order of \$20 - \$30k each. Clerk Bell clarified that the amount should be increased to \$30k. Rod stated \$60k. And it is not management any more it is remedying some of the storm drainage

problems that exist in the town already. Mayor Leach stated that some of that we might talk to UDOT about because it does impact SR-9. They could be possible partners.

Mayor Leach stated that the storm water management to the 2 – 5-year capital improvement list and look at increasing the amount. Terry stated that he though \$50,000 wouldn't get us a maintenance shed either. It will depend on how big we want it. Clerk Bell suggested a 36'x40'x16'. Mayor Leach suggested we revisit that cost. Terry stated that he didn't think that would be big enough. Barry stated it is 1440 sq. ft. Can that be built for \$50,000? Terry said maybe in a steel building, but you would still need some kind of foundation, and electric work. Mayor Leach stated that they will revisit the cost to see if it needs adjusting. Terry added that if we need land that will be another issue. Tydon Oler from the audience stated that if a visual would help the building sitting on the pond property is a 3,000 sq. ft. footprint. So, you are talking half of that steel structure. M. Honer-Orton stated there needs to be room for the CERT trailer also. Barry asked if the Cox cable site was where this shed was going originally? Terry clarified up by the cemetery. Mayor Leach affirmed that was where it was talked about. Barry stated so then we do not need to acquire property; we have the property. Mayor Leach clarified that is now Jeff and Shirley's land. We will talk to them also. But it would be nice to have it close and down here.

Mayor Leach stated we have the historic ditch repair on the south side of SR-9 in the 2 – 5-year proposal and Jeff has spoken with a couple of people about doing those repairs. Terry stated he thought Jeff said in one of our meetings it would be at least \$100,000. M. Honer-Orton pointed out that our original request was \$92,000. Terry asked if it cost us \$100,000 to do the repairs on the north side? M. Honer-Orton answered \$90,000.

M. Honer-Orton stated that Grafton Road is a big one; if you pave it, you just invite more traffic. Terry stated that that could not be done for \$75,000. Barry asked for clarification are we paving the portion of Grafton Road that is currently paved or is that actually new pavement. Clerk Bell stated new pavement from where it ends to the cattle crossing guard right by Flyin Zion. Mayor Leach added that Jeff told her that Grafton Heritage is looking at bringing in gravel or road base from Grafton to where the pavement ends. It is still under discussion as I don't know if they have gotten costs. But that in itself would be a huge improvement to the road. It would help control dust.

Mayor Leach stated that we will continue to look at this and gather more information. Clerk Bell stated that the deadline is January 8, 2020 so there is still time to gather information. So, we will table the action on this for further facts and numbers.

3. **APPROVAL OF THE MINUTES OF THE NOVEMBER 13, 2019 TOWN COUNCIL REGULAR MEETING** – M. Honer-Orton **MOVED** to approve the November 13, 2019 Town Council minutes. Barry **SECONDED** the motion.

VOTE on Motion:

Terry Bell – Aye
Barry Sochat - Aye
M. Honer-Orton – Aye
Mayor Pam Leach – Aye

The motion passed unanimously.

4. **APPROVAL OF EXPENDITURES FOR THE MONTH OF NOVEMBER 2019** – M. Honer-Orton asked for clarification on check no. 2288 for monthly tabs for minute books, \$70.00. Clerk Bell explained that she bought a dozen. M. Honer-Orton stated that she doesn't understand what tabs for the minute books are. Clerk Bell stated that they are monthly page dividers. Clerk Bell invited M. Honer-Orton to come into the office and she will show her the tabs. It makes reading our minutes much easier. Terry **MOVED** approval of the expenditures for the month of November 2019. M. Honer-Orton **SECONDED** the motion.

VOTE on Motion:

Terry Bell – Aye
Barry Sochat - Aye
M. Honer-Orton – Aye
Mayor Pam Leach – Aye

The motion passed unanimously.

ADMINISTRATIVE NON-ACTION ITEMS

1. MAYOR AND COUNCIL MEMBER REPORTS

V. Terry Bell – Washington County Solid Waste (WCSW) is entertaining a proposal from a company in Salt Lake that uses a German-type of recycling. If they can get all the contract details worked out; they will build it and then WCSW will need to figure out who will run it. It could eliminate the need for a recycling program. Everything would go into this building and get sorted and then according to what it is it gets dried out and dried out again.

There is very little waste comes out that will go into the landfill. M. Honer-Orton clarified that all the trash would go in. Terry responded everything. The Germans have been using this process for 10 years. What is left, they sell as fuel pellets for stoves. There should be a decision by the first of the year. We are still paying Republic to take the recycling to Las Vegas. M. Honer-Orton stated it almost sounds too good to be true. The trash would still be picked up at our houses and taken down. Terry stated that there wouldn't have to be a BluCan service anymore; it would all just be picked up as one. Barry asked when it is sorted, do they have markets for the stuff? Terry clarified that they have a magnet that pulls out all the magnetic items; there's another sorting for this and another sorting for something else and then they run heat through it and dry it. As it dries it crumbles up, they process it. There is a very small amount left when they are done to go into the landfill. M. Honer-Orton stated like what you would have left when you burn wood. Terry stated something along that line, maybe not quite ashes. What is left they put into pellets – a high-yield heat source pellet, and clean burning.

Barry Sochat – There is a mosquito board meeting tomorrow. There are no mosquitoes around. The lights are up on the Bridge, and there is already a line out. At least the electrical installation works.

M. Honer-Orton – The CERT team is not doing much over the holidays. Our plans are to join the “great shake out” effort in April and have some kind of exercise for earthquake preparedness. We are still going to try to get hold of the woman in Cedar City who gives by-stander intervention training so if you happen to see someone get hurt on the street, the safe ways you might be able to intervene in that. We will be going through the CERT trailer, carrying everything out of it and reorganizing.

Mayor Pam Leach – Our holiday party was well attended. The Desert Strings Community Orchestra performed for us and it was wonderful. Thank you to everyone who attended.

I have been in continued conversations with Lochner over the running boards and our header. Wadsworth Bros. is available to do repairs for us in January. They are currently looking at two options for the running boards. They have had further conversations with the Forest Service in both Idaho and Northern Utah that have experience with wooden [deck] bridges with running boards. Their recommendation if we want to continue to do wood would be a slightly thicker board, a higher-grade wood, knot-free wood. They are getting prices for that and some qualifications. I told them that when we originally chose, we were given a five to seven-year life expectancy for those running boards which obviously did not happen. I want to make sure that they said because this is a natural product that they can't really warrantee it; but they did, this is what we were given. Whatever we do, I don't want to see us going through this process again in another year. The other option they are looking at the steel diamond-plate material. If that is where we go, since it was not the original material that was selected, or even offered, there is a possibility that there may be some cost that Rockville might have to put some money towards that. Terry asked if it would change anything on the historical aspect of the bridge? Mayor Leach answered, No it wouldn't. Barry stated that the bridge that was shown to us was from 1978, the steel that was on that bridge was almost 50 years old. Mayor Leach said that she found some bridges that had steel decks while traveling through Yosemite, but they had a coating on them that made it sound like it was a rubberized coating. She found those bridges on-line and found a product that is used in factories and on steel roadways. It is supposed to have a 6 to 7-year warranty on it and can stand up to traffic, weather, chemicals, etc. Lochner had their engineers research it, and they thought it was a great product. There was a concern that the diamond-plate, that after having traffic on it, that it could become slippery. This is why we are looking at a possible inexpensive treatment. Now when I say inexpensive, they have told me that it could be in the neighborhood of \$2,000 to \$3,000, but if we are only putting that coating on every 5 to 7 years, and we are not replacing the metal it is way cheaper than anything else we are going to be doing for a driving surface. They are working on trying to get costs for us so we can look at it tonight, unfortunately, they did not get those numbers to me. I talked to Guy Evans from Lochner, right before our meeting and he apologized and said he would get something to us right away. If they do, we might have to have a special meeting to review depending on if there is a cost involved that will require a Council approval. I will keep you posted.

I would also like to extend our thanks to Barry for being on our Town Council. Thanks very much. We will miss you Barry and hope you still participate, come voice your opinions and thoughts for us. Thank you again. Barry stated that it has been a pleasure to serve with all you. Thank you. We do have one application to fill that seat from Dave Firmage. At our January meeting, we will make that official. Barry we still need you to hang around here at least until the January meeting to come in and bid a fond farewell.

- 2. STAFF REPORT AS NEEDED** – Clerk Bell added a reminder that the power will be out tonight at 11:00 p.m. so be prepared. The work on the new furnaces will begin on Monday. Hopefully the work will be completed before Christmas.

ADJOURNMENT – Barry **MOVED** to adjourn the meeting. Terry **SECONDED** the motion.

VOTE on Motion:

Terry Bell – Aye
Barry Sochat - Aye
M. Honer-Orton – Aye
Mayor Pam Leach – Aye

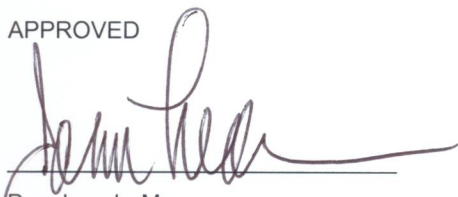
The motion passed unanimously.

The meeting adjourned at 7:04 p.m.

Minutes prepared by:

Vicki S. Bell
Town Clerk

APPROVED


Pam Leach, Mayor

The foregoing minutes were posted in the cabinet of the Rockville Town Office by Vicki S Bell at approximately 8:30 AM on 11 January 2020 and on the Rockville website.

Vicki S. Bell



**Rockville Town Council
Regular Meeting
December 11, 2019 6:00 p.m.
Rockville Community Center
43 E. Main Rockville, UT 84763**

PLEASE SIGN YOUR NAME AND PLACE OF RESIDENCE FOR THE RECORD

NAME

ADDRESS

Joyce Hamilton

Rockville

Justin Mabey

Andrea Tesch