

Town of Cedar Fort

Town Council Regular Meeting Minutes

April 12, 2018 at 6:00pm

Town Hall, 50 East Center Street, Cedar Fort

UNAPPROVED



Time:

Minutes Taken By: Cara Lyon

Town Employees Present: Cara Lyon – Town Clerk/Recorder, Jerry Lamoreaux – Water Systems Manager, Ashley Cook – Town Treasurer

Town Council Present: Mayor David Gustin, Richard Stark, Harold Draper, Wyatt Cook

Visitors Present: Bart Berry, Ashley Cook, Charlynn Anderson, Howard Anderson, Julie Soreson, Gina Hacking, Georgian Hacking, Doug Chesley, Jim Phelps

1. Call to Order; Roll Call; Pledge of Allegiance; Prayer/Thought

Councilman Draper led all in the Pledge of the Allegiance.

Councilman Cook provided an invocation.

2. Prior Meeting Minutes:

Mayor Gustin asked if there are any comments, questions or concerns regarding the meeting. There were none. He requested summary minutes in the future to avoid recording numerous pages of dictation. He requested a motion to approve the March 17, 2018 minutes.

Councilman Draper motioned to approve the minutes.

Councilman Stark seconded the motion.

Councilman Cook	Yea
Councilman Stark	Yea
Mayor Gustin	Yea
Councilman Draper	Yea

Motion is carried and passed unanimously.

3. Budget Review:

Mayor Gustin stated that town sales tax revenue is higher than town's allotment. More people are shopping online.

No questions on budget review.

4. Town Bills:

There were no questions regarding town bills.

Councilman Stark made the motion to approve town bills for March 2018.

Councilman Cook seconded the motion.

Councilman Cook	Yea
Councilman Stark	Yea
Mayor Gustin	Yea
Councilman Draper	Yea

Motion is carried and passed unanimously.

5. Reports: Fire, Water, Treasurer, Clerk, Sexton, Owner Representative, Planning Commission Chair:

Police - Deputy Harris was not in attendance

Fire - Chief Bowen was not in attendance.

Water - Jerry Lamoreaux stated that Carolyn Berry had a leak on the town side.

Town Treasurer - Ashley Cook had nothing to report on. She stated that she is still learning.

Town Clerk - Cara Lyon apologized for the late meeting minutes for the month of March.

Town Sexton - Howard Anderson stated that he has been looking at cemetery software. He asked the council what they would like pertaining to software. This software would be used to manage the database with all information associated with the cemetery. He also strongly encouraged the purchase of a mapping software, which will identify available spots and those that are not usable.

Councilman Draper suggested we create a page on town website where people can identify available parcels and see data associated with occupied graves. He proposed that software should be cloud based.

Howard Anderson stated that the cost of software is \$149, but it's vulnerable because it has to be stored on individual computers. The license would cost \$7,000, plus an annual fee of \$1,000. Everyone would be able to access the software from any device. This would depend on the town's budget.

Ashley Cook suggested having a grave finder that can be linked to ancestry.com.

Councilman Draper asked Howard Anderson if he can make time to meet with him to discuss other cemetery projects.

Mayor Gustin stated that Glen Ashley told him that the plaque for veterans is full, and the town needs another one. He asked Howard Anderson to provide a report at the next town council meeting.

Owner Representative - Howard Anderson updated council members on the bathrooms at the park. They may be completed by mid-May 2018. He also reported on the Community Center and shared the interior plan.

Planning Commission Chair - No one attended from Planning Commission.

6. Public Comment – Citizen Opportunity to Address Council

Mayor Gustin opened public comment.

Doug Chesley stated that he is trying to get his out building back on track. He referred to town ordinance no. 200 and indicated that was changed. He was at the meeting where the ordinance was changed and stated that any development that happens up that road, developer must provide litigation to the town for the impact it had to the road. His development doesn't have the impact on the road near the rodeo grounds, and the exaction concept doesn't apply to the development. He was talking to the Office of Property Rights, which is federally funded, and they would be willing to meet with town's officials and Mr. Chelsey to discuss the situation. He stated that the town is vulnerable at the moment, because the term "construction" is too vague in the ordinance. A new definition should include having impact to the road.

Jim Phelps stated that since he is running for the position of Utah County Sheriff, he wanted to use the opportunity and present himself to the town council. If he became a sheriff, he will take a very strong interest in the town. He oversaw the Gang Unit in Salt Lake and has vast experience that will meet the needs of every family within the county. He will take a personal interest in the town and make himself accessible.

Mayor Gustin asked if Mr. Phelps is going through the caucus system.

Mr. Phelps confirmed he will and that he has obtained needed signatures.

Julie Sorenson stated that she needed to know if the Culinary Water Exchange Application is the same. She's sure it is, but it has a 2017-date.

Mayor Gustin stated that since they changed the ordinance, they have a different checklist for the application. He can provide her with an updated checklist and other needed documents. He stated that she will have to provide a security bond in the interim until water rights are approved by the State Water Rights division.

Mayor Gustin and Ms. Sorenson discussed some technicalities regarding the requirements for excavation of the well. Mayor Gustin will provide the documents for Ms. Sorenson.

Mayor Gustin gave Jerry Lamoreaux an opportunity to comment on Ms. Sorenson's question.

Jerry Lamoreaux stated that the water meter should be 10 feet of main level.

Mayor Gustin closed public comment.

7. Reports from Council Members

Councilman Cook - stated that he got a couple bids for the work on the Station Road. There are cheaper and more expensive ways to do it. As far as the cheaper ones go, there are two companies: Preferred Paving and Eccles Paving.

Eccles Paving would just fill in the potholes. There are 33 separate patches on the road, and to fill those in would cost \$2,865. Eccles would also repave the road which would cost \$27,000. Preferred Paving offered a different option. Rather than filling the potholes they would do patchwork down the road. There are some areas where they would do 8-foot to 16-foot sections of the road. That would cost \$11,000, and the pavement would cost \$25,000.

He indicated that the second option from Eccles Paving is a 1.5-inch overlay and option three would provide a 2-inch overlay. There's also an option for the town to buy their own bags of pavement and do it themselves. This would require a lot of work.

Eccles Paving didn't guarantee the patchwork. Their opinion is that it wouldn't hold for more than a year. However, filling the cracks will last for ten years.

Councilman Stark - stated that he received one bid to do a recycle bin. It would be a 6-yard bin, stationed at the fire station. If they come dump it every other week, it would be \$83 a month, or once a week, which would cost \$103. This is a monthly fee. Dump days would be on Thursday. Allowed materials for the dump bin are: cardboard, paper, empty plastic bottles and jugs, aluminum cans, and steel cans. He stated that materials not allowed include: glass, food, yard waste, coded paper containers, and styrofoam. He recommended to the council members to start dumping every week, until further notice.

Mayor Gustin stated that town can't just get cans for those who want to, because people can't be forced to recycle. We don't want to force everyone to get a second garbage bin, because some people don't have much garbage to recycle.

Councilman Draper asked if town will actually do this.

Mayor Gustin asked if there's an option to use the recycle bins for a couple of months and then remove it if Cedar Fort citizens feel they don't need to recycle.

Councilman Stark stated that he will check on it.

Councilman Draper – stated that he has submitted the application for the sidewalk from the post office to the church. It's not known if it will be approved until late this year or next year. The cost is approximately \$40,000, and the town would need to provide \$10,000. This portion is due at the time the work is performed. Noland construction provided the bid. They would just build a sidewalk, without curb, gutter, and storm drain.

Mayor Gustin - stated that the town was able to secure a payroll company for direct deposit to the employees. Employees will get paid regularly and on time. Reports and W2 forms will be automatically generated.

He also met with the Department of Interior. Town is working on owning the community center land, parking lot and where fire pits and picnic benches are. He proposed that Boy Scouts can do a service project where they would remove the grass around the fire pits and remove some garbage.

Mayor Gustin and Councilman Draper discussed the budget for the tourist section and installing a sound system. He stated that there have been some issues with truck engine breaks. Trucking companies have been contacted to fix this issue. He commented that he is working with Mayor Gurney from Fairfield about renewing a contract with the Fire Department.

Councilman Draper asked about ordinance books and if they are available to pass around.

Cara Lyon stated that she tried to obtain ordinance books from Jason Davis, but he was never provided one by Paul Peterson. Ordinance books are out of date.

Mayor Gustin stated that as soon an ordinance is made, it's on town's website within a week.

Councilman Draper asked about Doug Chesley and the Property Right's Book. He suggested that all property owners on that road should be involved in that meeting.

Mayor Gustin stated he will take that suggestion into advisement.

Councilman Cook asked about building fees and checklists being placed on the internet.

Mayor Gustin stated that he would be reluctant because ordinances change.

Bart Berry commented on a file from Dick Cook about the recreation center. There is a file somewhere, which proves that the town owns the land there, containing an area of approximately 40 acres.

Mayor Gustin stated that he will look for documents along the lines of what Mr. Berry described. BLM patents land, which is similar to ownership, but it's not called a grant. If the building is classified as a recreational facility, the town won't be charged for land patenting.

Doug Chelsey asked for a timeline about his building.

Mayor Gustin answered by saying they'll discuss that once they schedule a meeting.

8. BLM Resolution

Mayor Gustin stated that BLM Contract Manager, Mary Higgins asked for a new resolution. She wanted the town to submit a patent land pursue document. The document was read to council members. Document no. RC CPR-CR-2018.

Mayor Gustin motioned to accept Cedar Fort Resolution, CFR-200-RC-2018, the pursuit of community center land patent.

Councilman Stark seconded the motion.

Councilman Cook	Yea
Councilman Stark	Yea
Mayor Gustin	Yea
Councilman Draper	Yea

Motion is carried and passed unanimously.

9. Cemetery Work Project

Mayor Gustin stated that he met with Councilman Draper and Cemetery Sexton to discuss future projects.

Councilman Draper stated that a year ago there was a petition that had 500 signatures. He has been receiving a lot of phone calls from citizens who were concerned about roadways in the cemetery. He indicated that Julie Sorensen helped with a survey which had four questions about what citizens would prefer in the graveyard. Survey included 93 households:

- 39 homes expressed a desire to put cemetery road back to its original state
- 19 homes wanted to straighten the timbers and put in gravel
- 44 homes would like to have grass available
- 13 homes would like a natural setting and water available
- 46 homes have family members buried in that cemetery

- 24 homes declined to make any comment

Councilman Draper asked Howard Anderson if plots are available for purchase now.

Howard Anderson replied that plots will be available as soon as the town confirms burial of bodies with the spreadsheet, to avoid selling plots that are already sold.

Mayor Gustin asked when Howard Anderson will be done for the next step.

Howard Anderson replied that the project will take a couple of months.

Mayor Gustin asked Howard Anderson to have a plan by next month.

Howard Anderson replied positively.

Mayor Gustin opened a discussion about the graveyard work project.

Councilman Draper stated that they looked at straightening the timbers on the center plot, on both sides. However, the question after the survey is if they want to keep the timbers.

Mayor Gustin inferred that Councilman Draper was not ready to start the work project, and Councilman Draper replied positively.

Councilman Stark asked what were the items that were agreed upon initially.

Mayor Gustin stated that there were three items he is hoping to move on and get done:

1. Straighten the timbers on the east side of road so there's 27'-9" from the center marker to the outside of the timbers. Replace old timbers without cutting the tree.
2. Scoot over as much as possible of plot owner's burial place on north-west corner of the cemetery to widen the corner, so cars can navigate easily.
3. Making a 10-foot walkway available for burial plots. It doesn't make sense to keep it as a walkway. By doing this, 24 additional burial places will be available.

The goal is to find consensus in additional areas.

Councilman Cook asked if the well that supplies the water for the recreation center can be used to supply the cemetery. The well is not used for recreation center.

Mayor Gustin replied that he discussed the issue with BLM and he made sure that he will keep that option open.

Councilman Cook mentioned that land is extremely rocky in regard to the timbers. Some of the timbers are there because of the rocky area.

Julie Sorensen commented on working on the spreadsheet. There's a lot of confusion in the old parts of cemetery.

Mayor Gustin advised Julie Sorenson to keep working with Cemetery Sexton, Howard Anderson.

10. County Fair Pig Assignment

Mayor Gustin stated that the pig is a prop for the Utah County Fair. He is looking for some volunteers who would decorate the pig. He asked for any suggestions.

Charlynn Anderson stated that her daughter Alesha volunteered to do the project.

Mayor Gustin asked if there are any objections to this proposal.

11. Crack Seal Expenditure

Mayor Gustin referred to an earlier report about Mayor Westmoreland from Eagle Mountain, who allowed his Roads Guide to do a survey of all town's roads. The survey indicated that the parking lot at the recreation center should be improved. He stated that he reached out to the company that Eagle Mountain used. This must be done soon.

Rain is causing more damage because of the cracks in the road. The cost for crack sealing the parking lot is \$1,920.

Station Road needs to be included as an agenda item. The two bids that the town got don't match up. The goal is to have three bids that all match up. Only filling potholes is a waste of money.

Councilman Cook asked if the costs of repairing the parking lot can be covered by the grant money.

Mayor Gustin answered that CDBG grant won't cover what's considered maintenance.

Councilman Cook motioned to accept the crack seal expenditure proposal for the Rec center parking lot.

Councilman Stark seconded the motion.

Councilman Cook	Yea
Councilman Stark	Yea
Mayor Gustin	Yea
Councilman Draper	Nay

Motion is carried.

Julie Sorenson asked if the tennis court can be cracked and sealed.

Mayor Gustin asked Councilman Cook to address this issue and check if cracking and sealing can be done over concrete.

Councilman Cook stated that he will check that.

12. Easement Definition and Requirements

Mayor Gustin stated that after the public hearing Planning Commission decided to move forward with two proposals: The Right to Farm and the Easement. The Right to Farm ordinance is still in the review process. The Easement recommendation is wholly accepted. Town is getting rid of the 10-foot setback requirement. This impacted two separate ordinances: CFO-200-PZ-2018 and CFO-305-BF-2018.

Mayor Gustin motioned to adopt CFO-200-PZ-2018 and CFO-305-BF-2018 as amended. He then provided additional clarification regarding the easement ordinance.

Councilman Draper motioned to accept the change in the verbiage in CFO-200-PZ-2018 and CFO-305-BF-2018.

Councilman Stark seconded.

Councilman Cook	Yea
Councilman Stark	Yea
Mayor Gustin	Yea
Councilman Draper	Yea

Motion is carried and passed unanimously.

13. Adjourn 8:11 p.m.

Councilman Stark motioned to adjourn.

Councilman seconded the motion.

Councilman Cook	Yea
Councilman Stark	Yea
Mayor Gustin	Yea
Councilman Draper	Yea

Motion is carried and passed unanimously.