

Manti City Council Meeting

MINUTES

OCTOBER 20, 2021
6:30 PM

MANTI CITY BUILDING
50 SOUTH MAIN STREET

MEETING CALLED BY	Mayor Korry L. Soper
TYPE OF MEETING	Regular Council Meeting
ATTENDEES	Mayor: Korry Soper Councilmembers: Gary Chidester, Jason Maylett, Darren Dyreng, Jason Vernon and Mary L. Wintch City Manager: Kent Barton City Recorder: JoAnn Otten
ABSENT	
WELCOME	Mayor Soper
PLEDGE OF ALLEGIANCE	Led by Mayor Soper

Agenda Items

ITEM 1	Addam Brouillette - Request for approval of Foothills Subdivision - Plat "B".
Mr. Dave Brouillette addressed the Mayor and Council and explained that his son, Addam, was out-of-town and unable to attend the meeting. He then reviewed the plans for Phase II of Foothills Subdivision noting that it is a "mirror" of Phase I. It was reported that the development of 600 East Street will not be completed in this Phase but will be in Phase III and the LDS Church will be a part of that street development. City Manager Barton reported that both staff and the planning commission have approved Phase II.	
ACTION	

Mayor Soper then asked if there was any additional discussion and as there was not, he called for a motion to accept Foothills Subdivision Phase II.

Councilmember Jason Vernon moved to accept Phase II of Foothills Subdivision as presented, seconded by Councilmember Gary Chidester. Councilmembers voting "aye": Jason Vernon, Gary Chidester, Mary Wintch, Darren Dyreng and Jason Maylett. Councilmembers voting "nay": none.

ITEM 2

Discussion and consideration for possible "Opt-out Program" for AMI Electric Meters.

Mayor Soper stated that at the June 16th city council meeting the council had discussed, and there was a consensus, to convert the city's electric meters to automated meters. He said that the automated meters will be cheaper than the current manually read meters by approximately 10 percent.

He continued noting that it had come to the attention of Manti City that there are some citizen concerns regarding the automated meters and, therefore, an "Opt-Out" Policy has been drafted for those citizens that meet the criteria. He then read part of the draft policy, which is attached to and made part of the minutes.

Mayor Soper invited Electrical Superintendent Blake DeMill to explain the pros and cons related to automated meters.

Superintendent DeMill made note of pros listed below:

- Extremely hard to hire and keep meter readers.
- Access to meters – locked gates or vicious dogs.
- Citizens not wanting meter readers on their property.
- Mistakes such as over or under read meters.
- Estimating the reading of meters.
- If there is a power problem, electrical department will be aware before it becomes a large problem.
- Cost savings to city.

Superintendent DeMill then answered questions and concerns regarding the automated meters and noted that the meters have been installed in the northwest corner of Manti.

ACTION

After additional discussion Mayor Soper called for a motion to adopt the Opt-Out Policy.

Councilmember Jason Vernon moved to adopt the Manti City Power AMI Opt-Out Policy, seconded by Councilmember Gary Chidester. Councilmembers voting "aye": Jason Vernon, Gary Chidester, Jason Maylett, Darren Dyreng and Mary Wintch. Councilmembers voting "nay": none.

ITEM 3

Mary Pipes - Request to address concerns regarding electronic meters.

Mary Pipes stated that she had concerns relative to the electronic meters and the security of citizens personal information. She also said that those citizens that were going to have their meter swapped out should have been notified in writing or by phone prior to this taking place. She indicated that this leads to the perception that there is a lack of communication between the city and the citizens.

City Manager Barton said that the city would do better in communicating with citizens when the meters will be placed in the next section. He also noted that electronic meters had been on the June 16th agenda and discussed with a full house of citizens at that meeting due to a public hearing prior to the meeting and no citizen had stated any concerns at that time.

Mrs. Pipes stated she was not trying to criticize the city and believed 100 percent that the Mayor and City Council have the best interest for the citizens of Manti City and thanked them for their service.

ITEM 4

Financial Review - September 2021 statements.

City Manager Barton presented the September 2021 financial report, which is attached to and made part of the minutes.

He then reviewed the General Fund revenues and expenses, Enterprise Funds and Special Revenue Funds. It was noted that the garbage collection has been outsourced due to the city garbage truck being down for repairs. An analysis is being completed to look at whether the city should contract the garbage out or continue to keep it in-house.

Barton then reported that Manti City has applied for American Rescue Act Plan (ARAP) money through the State of Utah, which must be used for infrastructure. If approved, this money would be used for a water treatment plant.

Mayor Soper thanked Barton for the report.

ITEM 5	Continuing Business.
There was no continuing business brought up for discussion.	

ITEM 6	Councilmember Reports.
Councilmember Wintch reported on the Airport Board meeting where they conducted a post analysis of the annual Fly In event. It was noted that not as many aircraft were present as previous years due to other airports holding the same event that day. A date of September 10, 2022 was set for the upcoming year, which will give them an early start to line up aircraft for the event.	

ITEM 7	Public Comment - two minutes per each comment.
Charlene Fjerstad thanked the Mayor and City Council for the Opt-Out option for the electronic meters. She stated she had concerns relative to what is coming down the road and citizens should be made aware. She had emailed a link to the Mayor and Council with information regarding the meters. Michael Rice stated that he had moved to Manti six-weeks ago for the possibility of a simpler life. He had concerns relative to electronic meters and the privacy of citizens. He advised the Mayor and Council to consider the health and cost of the meters and said that technology can cause many problems that will affect citizens. Michelle Sara wanted to remind everyone of the Meet your Candidate night on Thursday, October 21st at the Manti High School from 6:30 to 9:00 p.m. Rosa Rice stated she loved Manti but felt that money is not everything and that control and power should not be a reason for decision on the electric meters. She stated that the city council will be accountable for their actions, so they need to make good decisions. Susan Brook Manning inquired if Manti City has an emergency preparedness plan, and it was affirmed there is a plan in place.	

ITEM 8	Mayor Korry Soper.
Mayor Soper reported that he and City Manager Barton had met with CIB regarding the funding for the water study and verbal approval had been given. However, they are	

waiting for written approval for the funding.

He stated that the plan will show how much growth Manti City water utility will be able to handle and allow the City to be prepared for this growth.

ITEM 9

Consideration of Minutes From Previous Meeting

The Mayor directed Councilmembers to draft minutes from the previous regular council meeting of October 6th. After brief discussion, seeing there were no errors or changes noted, he called for motions to accept the minutes as presented.

ACTION TAKEN

Councilmember Wintch made the motion to accept the minutes of the October 6th regular council meeting, Jason Maylett seconded. Councilmembers voting “aye”: Mary Wintch, Jason Maylett, Gary Chidester, Darren Dyreng and Jason Vernon. Councilmembers voting “nay”: none.

ITEM 10

City Manager’s Report

City Manager Kent Barton reported on the following:

- Librarian Cynthia Lopez received notice that the library was granted the Community Library Enhancement Fund (CLEF) grant, which helps operate the library.
- A \$1,500 donation has been received from an individual who would like to stay anonymous. Manti was this person’s childhood home and they wanted to give back to the community.
- Reported that growth in Manti City is inevitable with nearly every city in the State growing at a fast pace, and Manti City needs to be prepared.
- Met with Monte Bona of the Mormon Heritage Funding regarding funds that could be used for upgrades to Patton House.
- Met with representatives of the Six-County Association of Governments regarding Manti City Capital Asset Inventory and assessed infrastructure needing upgrades.
- Received \$221,000 from the Covid Relief Fund, which will possibly be used to replace old water meters. He explained that water meters are read once every six-months which is problematic, as it is difficult to identify water leaks as frequently as needed. New water meters will eliminate this problem.
- The Region Four Mountain Bike Race, west of Gunnison Reservoir, had a huge turnout with over 1,000 riders and their families. This event brought many people to the community and will continue to be a big asset for Manti City.
- Made note of the Payment Approval Report.

- Noted the Sheriff Patrol Report in the packet.
- The annexation petition for 15-acres northeast of Manti City has been cancelled.
- Reported that the new website is set to be up and running by November 1st but will continue to be under construction.
- The Halloween Trunk N Treat is scheduled for October 30th at 5:00 p.m. at the Sports Complex. He thanked Joan Shand, Cindalyn and Jason Maylett and Meagan Johnson for their work in making this event possible.
- Mentioned that a new business, Wildflower Floral & Storehouse, is now open and located in the old Bishops Storehouse. The owner of the business is Amanda Layton.
- Has a matter concerning litigation for executive session.

ACTION TAKEN

Mayor Soper called for a motion to adjourn into executive session to discuss litigation.

Councilmember Jason Vernon made a motion to move out of regular session into executive session to discuss litigation matters, seconded by Councilmember Darren Dyreng. Councilmembers voting “aye”: Jason Vernon, Darren Dyreng, Mary Wintch, Gary Chidester and Jason Maylett. Councilmembers voting “nay”: none.

Adjourned from executive session into regular session.

Councilmember Gary Chidester moved to pay the bills, as presented, and adjourn the meeting, seconded by Councilmember Darren Dyreng. Councilmembers voting “aye”: Gary Chidester, Darren Dyreng, Mary Wintch, Jason Maylett and Jason Vernon. Councilmembers voting “nay”: none.

ADJOURNED

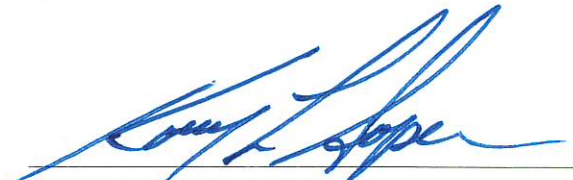
8:50 P.M.

NEXT MEETING DATE

Council Meeting – November 10, 2021.

General Account

Meagan Johnson	\$ 30.05
Casey Johnson	514.76


Korry L. Soper, Mayor


JoAnn Otten, City Recorder

MANTI CITY

Monthly Financial Review

September 30, 2021

Budget Year Completion = 25%

Revenues - General Fund

FUND	BUDGET	YTD ACTUAL	UNEARNED	YTD PERCENT EARNED
Taxes	\$ 866,500.00	\$ 206,349.00	\$ 660,151.00	23.8%
License & Permits	\$ 15,500.00	\$ 1,163.00	\$ 14,337.00	7.5%
Inter Governmental	\$ 442,000.00	\$ 96,887.00	\$ 345,113.00	21.9%
Charges / Services	\$ 674,100.00	\$ 219,560.00	\$ 454,540.00	32.6%
Fines	\$ 20,000.00	\$ 3,367.00	\$ 16,633.00	16.8%
Misc	\$ 21,625.00	\$ 964.00	\$ 20,661.00	4.5%
Contributions	\$ 2,000.00	\$ 900.00	\$ 1,100.00	45.0%
Use of Beginning Fund Balance	\$ 50,000.00	\$ -	\$ 50,000.00	0.0%
Transfers	\$ 325,000.00	\$ 81,250.00	\$ 243,750.00	25.0%
Total Revenues	\$ 2,416,725.00	\$ 610,440.00	\$ 1,806,285.00	25.3%

Expenses - General Fund

DEPARTMENT	BUDGET	YTD ACTUAL	UNEARNED	YTD PERCENT EXPENDED
Municipal Courts	\$ 53,100.00	\$ 14,010.00	\$ 39,090.00	26.4%
Admin	\$ 261,200.00	\$ 74,805.00	\$ 186,395.00	28.6%
Old City Hall	\$ 19,000.00	\$ 3,336.00	\$ 15,664.00	17.6%
City Building	\$ 129,900.00	\$ 24,181.00	\$ 105,719.00	18.6%
City Complex	\$ 82,250.00	\$ 17,082.00	\$ 65,168.00	20.8%
Public Safety	\$ 285,500.00	\$ 65,185.00	\$ 220,315.00	22.8%
Fire	\$ 101,000.00	\$ 18,221.00	\$ 82,779.00	18.0%
Health Services	\$ 9,300.00	\$ 2,081.00	\$ 7,219.00	22.4%
Flood Control	\$ 28,000.00	\$ 5,157.00	\$ 22,843.00	18.4%
Highway	\$ 74,500.00	\$ 25,021.00	\$ 49,479.00	33.6%
Class "C" Roads	\$ 225,000.00	\$ 1,931.00	\$ 223,069.00	0.9%
Waste Collection	\$ 217,500.00	\$ 51,123.00	\$ 166,377.00	23.5%
Memorial Park	\$ 56,200.00	\$ 14,901.00	\$ 41,299.00	26.5%
Recreation - Pool	\$ 135,000.00	\$ 96,462.00	\$ 38,538.00	71.5%
Recreation - Sports	\$ 267,250.00	\$ 65,432.00	\$ 201,818.00	24.5%
Sr. Center	\$ 4,100.00	\$ 1,369.00	\$ 2,731.00	33.4%
Library	\$ 102,250.00	\$ 29,310.00	\$ 72,940.00	28.7%
Cemetery	\$ 120,300.00	\$ 27,383.00	\$ 92,917.00	22.8%
Airport	\$ 14,600.00	\$ 685.00	\$ 13,915.00	4.7%
Economic Dev	\$ 19,000.00	\$ 11,578.00	\$ 7,422.00	60.9%
Total Expenses	\$ 2,204,950.00	\$ 549,253.00	\$ 1,655,697.00	24.9%

NET Revenue over Expenses

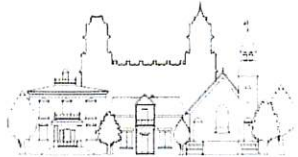
\$61,187.00

Enterprise (Utility) Funds

FUND	BUDGET	YTD ACTUAL	REMAINING BUDGET	YTD PERCENT EARNED
Water Revenues	\$ 509,400.00	\$ 355,052.00	\$ 154,348.00	69.7%
Water Expenses	\$ 401,486.00	\$ 70,445.00	\$ 331,041.00	17.5%
Net Revenue Over Expenses		\$ 284,607.00		
Sewer Revenues	\$ 414,160.00	\$ 120,390.00	\$ 293,770.00	29.1%
Sewer Expenses	\$ 378,500.00	\$ 67,647.00	\$ 310,853.00	17.9%
Net Revenue Over Expenses		\$ 52,743.00		
Electric Revenues	\$ 2,520,000.00	\$ 740,689.00	\$ 1,779,311.00	29.4%
Electric Expenses	\$ 2,497,840.00	\$ 633,529.00	\$ 1,864,311.00	25.4%
Net Revenue Over Expenses		\$ 107,160.00		

Special Revenue Funds

FUND	BUDGET	YTD ACTUAL	REMAINING BUDGET	YTD PERCENT
Municipal Building Authority - Revenues	\$ 81,000.00	\$ 16,176.00	\$ 64,824.00	20.0%
Municipal Building Authority - Expenses	\$ 81,000.00	\$ 81,149.00	\$ (149.00)	100.2%
Net Revenue Over Expenses		\$ (64,973.00)		
Cemetery Perpetual Care Fund - Revenues	\$ 20,000.00	\$ 1,306.00		6.5%



MANTI
CITY *Feels Like Home*

MANTI CITY POWER AMI OPT-OUT POLICY

OBJECTIVE

Manti City Power recognizes that some customers may not want to be a part of the Automated Metering infrastructure (AMI) system. The objective of this policy is to outline the criteria under which such a customer may opt-out of the AMI system while still covering the costs of providing services for an older technology and for manual meter reading.

POLICY

- A. The opt-out program shall be available to all utility account owners who own the property associated with the account, except for the following accounts:
 - 1. Utility accounts with a history of meter tampering,
 - 2. Utility accounts with a poly-phase service,
 - 3. Utility accounts with more than two (2) name changes within a one (1) year period,
 - 4. Utility accounts that have received Disconnect Notices within 12 months prior to requesting the opt-out program,
 - 5. Utility accounts with a meter that is inaccessible to read (e.g. physical obstructions, hazardous conditions, animals, or denial of access).
- B. To qualify for the opt-out program, property ownership must be verified.
- C. Account owners who elect to enroll in the AMI Opt-Out program will provide Manti City Power with a completed Opt-Out Request Form signifying their agreement to the Terms and Conditions outlined on the form.
- D. Account owners who elect to enroll in the AMI Opt-Out program will be assessed a minimum monthly meter reading fee of \$10.00 for meters inside the Manti City limits, and \$20.00 for meters outside the city limits. The monthly fee may be reviewed and changed at any time by the City Council.

- E. Account owners who choose to exercise their right to opt-out, and qualify for the *opt-out agreement* program, after the deployment phase of the AMI system (after placement of meter) will be assessed a processing fee and a meter installation fee (**minimum \$150.00 charge**). These fees can be changed or modified at any time by the City Council.
- F. If a new AMI Meter is installed due to a disconnect notice/delinquent payment, or is requested after the entering into an *opt-out agreement*, account owners will be responsible for the associated charges, including a processing fee, installation fee and the cost of the new AMI Meter (**a minimum of \$260.00**). The fees can be changed or modified at any time by the City Council.

RESPONSIBILITY

- A. The Manti City Power Director is responsible for the administration of this policy.

Adopted by the City Council of Manti City, Utah on _____, 2021

Approved by the Mayor of Manti City, Utah on _____, 2021.

Mayor Signature