

Newton Town Council Meeting
November 4, 2021, 7:00 P.M.
Newton Town Hall, 51 South Center, Newton UT
Minutes

Agenda

1. Roll Call
2. Opening Ceremony – Jed Woodward
3. Approval of October 2021 Minutes
4. Youth Council Update
5. “Merry & Bright” holiday lights update
6. Terry & Sue Griffin, (a) Cache County rezone to RU5 and subdivision request of parcel 13-029-0002. Request letter of support or concern for Cache County because property is contiguous to Newton Town boundary and within the annexation policy plan area. (b) Preliminary plan for subdivision of one lot into two, Parcel 13-029-0007, approximately 480 West 300 South
7. Preliminary plan, Newton Hills subdivision phase 2, parcels 13-028-0002 and 13-028-0003, 13-028-0006, approximately 200 North 300 West, Newton Preliminary plan Anderson subdivision, one lot into two, 485 West 300 South, Newton
8. Draft Subdivision ordinance review
9. Security cameras and lights
10. Income survey needed to apply for CDBG funding, application due January 1
11. Ranked Choice Voting method review
12. First Quarter Financial Review
13. Report on Mayor/Council Member Assignments

1. Call to Order and Roll Call of Members present.

Members present: Mayor Kevin Rhodes, Gordon Anderson, Kent Fabricius, Kathryn Rigby and Jed Woodward. Karla Ferguson (Recorder)

Others present: Sarah Rigby, Sue Peterson, Annette Benson, Martin Empey, Brandt Helstern, Daren Helstern, Helen Helstern, Eric Dursteler, Sue Griffin, Corey Griffin, Mike Benson, Jake Christiansen, Lauren Christiansen, Carrie Milligan, Eric Dursteler, Clair Christiansen Paul Jenkins, Myron Benson and Barry Myers.

2. Opening ceremony conducted by Jed Woodward

3. The Newton Town Council October 2021 minutes were approved with corrections.

4. Youth Council Update – Carrie Milligan reported that the Newton Youth Council helped with the Fall Festival. Carrie also reported that the youth council’s scare house was successful. The scare house had 211 attend. Deputy Spence stayed out front with patrol car lights on during operating hours and they felt it helped slow cars down in front of the scare house. The proceeds will be used to do some youth activities and a portion will go towards the leadership conference in the spring.

5. “Merry & Bright” holiday lights update – Annette Benson thanked Carrie Milligan for the outstanding work that she does with the youth council. Annette said their volunteer committee is meeting to plan the light display. They have purchased some replacement lights with fundraising monies. They plan to decorate on November 20. The youth council will also help decorate. The lights will be turned on December 1 at 6:00 p.m. with Santa at the library from 6:30 to 7:30 p.m. They are also trying to organize a sing-a-long. Kathryn Rigby will meet with them to review the budget.

6. Terry & Sue Griffin, (a) Cache County rezone to RU5 and subdivision request of parcel 13-029-0002. Request letter of support or concern for Cache County because property is contiguous to Newton Town boundary and within the annexation policy plan area. Sue

Griffin and Corey Griffin requested a letter from the Town Council regarding their planned request for a rezone with Cache County. Mayor Rhodes said he has some concerns and questions regarding the planned development. Corey Griffin said they plan to develop the southern 30 acre portion of the 65 acre parcel and leave the northern 35 acre piece as agricultural. Mayor Rhodes read the Newton general plan portion about development around town. Mayor Rhodes voiced concerns that this development doesn't meet the guidance given by the Newton general plan. Corey Griffin stated that the letter doesn't need to give approval but just that the town is aware. Mayor Rhodes reviewed concerns of development adjacent to Newton town boundary. Corey Griffin said they plan to develop 30 acres into 6 lots. Gordon Anderson said he would support the rezone request. Kent Fabricius asked what the potential development for the other 35 acres is. The Griffins plan to keep that portion as agriculture for now. Jed Woodward said he is fine with it. Kathryn Rigby reviewed that the potential development won't be known until Cache County approves the rezone. Martin Empey reported that the Newton Planning Commission had two members in support and one opposed. Mayor Rhodes agreed to write a letter including concerns and support statements. **(b) Preliminary plan for subdivision of one lot into two, Parcel 13-029-0007, approximately 480 West 300 South** – Corey Griffin reviewed that they would like to divide this parcel into two lots. The Griffins are working with the other property owners, the Andersons, on developing the road and installing an 8" water line. The Griffins asked if it needed a turn around. Eric Dursteler clarified that it does need a turn around and the road needs to be paved but the turnaround can be gravel. A construction plan should be submitted to the engineer for review.

7. Preliminary plan, Newton Hills subdivision phase 2, parcels 13-028-0002 and 13-028-0003, 13-028-0006, approximately 200 North 300 West, Newton – It was presented that a new concept for phase 2 is being presented. This concept has 16 lots and develops all three parcels with 200 North road being built from 400 West to 100 West. Mayor Rhodes expressed concern about having this many lots developed at once, plus other lots in town being developed, and the impact on the infrastructure. Mayor Rhodes discussed water concerns and that Newton is currently working with Trenton and Clarkston on more water storage grant funding. Brandt Helstern expressed that he doesn't think this would be a big impact. Gordon Anderson said this will be the most lots ever developed at one time in Newton. Gordon is concerned about supplying enough water. Kathryn Rigby said she is also concerned about water and asked if a flood study has been completed for the area. Barry Myers said it should be determined where the wet lands boundary is. Barry suggested that the contractor hire a wetlands study to be completed. Eric Dusteler commented that the Bureau of Land Management maps identify flood areas. Jeremy Cooley explained the change in the concept plan to have more lots and develop all of the lots instead of having a phase 3. Jeremy doesn't think that a wetland study should be done because it isn't one and it affects everyone's insurance rates. Jed Woodward expressed concerns for feasibility and drainage for developing the proposed lot 18. Ben Johnston the developers engineer arrived and discussed the plans for drainage ditches to the slough area. Jed Woodward discussed the location of water lines. Clair Christiansen discussed the location of irrigation lines and feels a wetland study should be completed. Paul Jenkins expressed concerns about flooding from spring runoff. Proposed lot 18 slope and drainage was also discussed. Eric Dusteler suggested the next steps are a drainage plan and wet land study. Also, Bear River Environmental Health should be consulted for lot 18 if it meets set back requirements for a septic system. Kathryn Rigby asked if they plan to sell every lot as soon as the subdivision is approved. The developer and engineer discussed that they will work on developing the infrastructure next year and then will sell lots. Mayor Rhodes expressed that the town needs to finish our water study, install auto-read meters and get a grant for more water storage before we are in a better position for our water. Steven Jenkins said irrigation water on the west side of town comes from the Jones pipeline which he thinks starts later and is shut off earlier. He feels more culinary water would be used for this

development because of that. Gordon Anderson feels that we don't have the water data yet to make a decision. Mike Benson expressed that he doesn't think the Town Council should approve anything until the water study is completed. Mayor Rhodes asked if the developers could hold off on the development for a little while. The developers said pipe orders and other construction things are 60 to 90 days out and so approval is needed soon to begin planning and ordering. Barry Myers expressed that storm water management for a control ditch to be constructed on 200 North is still something that needs to be addressed to protect phase 1 and should not be put on hold. It was asked if a control ditch or temporary berm could be installed. Ben Johnston the developer engineer said the culverts on 400 West are all clogged or collapsed. Jed Woodward expressed that it is the lay of the land for where it drains across these parcels. Drainage, slope and ditches were discussed. Mayor Rhodes asked Ben Johnston to work with Eric Dursteler for a temporary flood protection solution. Kevin Rhodes and Jed Woodward will meet next week to look at drainage issues. Eric Dursteler will continue to work on completing a water study. Auto-read meters are beginning to be installed. Eric Dursteler will also work on a flood area study. Kevin Rhodes encouraged the gathering of information on water to be completed in the next month before a decision is made. Kevin will contact Helen Helstern with updates.

8. Draft Subdivision ordinance review – Martin Empey reviewed that the Newton Planning Commission has been working with Cache County Planner, Lauren Ryan, in updating our subdivision ordinance. The draft subdivision ordinance clarifies procedures and complies with changes in law made by the state legislature in 2019 and 2020. The Planning Commission has now completed the draft and refers the draft ordinance to the Town Council for their review. The draft subdivision ordinance has been submitted to the town attorney for review. Mayor Rhodes will follow up with the attorney. The Town Council will continue to review and receive feedback. The Town Council will hold a public hearing on the proposed subdivision ordinance in December.

9. Security cameras and lights – Gordon Anderson requested that the Town Council pursue installing security cameras. Gordon suggested installing a security camera on the back of the Town hall. Gordon would like lights installed on the west side of the yellow building and on the west side of the pavilion. Gordon proposes installing one camera and two lights. Martin Empey suggested that the town council consider dark sky ordinances and have downward facing lights. Gordon Anderson will look into getting quotes and more information on cameras. Mayor Rhodes will work on installing a light on the pavilion.

10. Income survey needed to apply for CDBG funding, application due January 1- Gordon Anderson reported on information he received from BRAG (Bear River Association of Governments) concerning the Community Development Block Grant (CDBG). BRAG says that an income survey must be completed. BRAG will supply the forms for the income survey but we will need to have community volunteers take the survey around to every household. (or as many stated incomes that you can get). Gordon Anderson will move forward with coordinating the income survey.

11. Ranked Choice Voting method review – Mayor Rhodes asked how everyone felt about the ranked choice voting method. There was a discussion on how it worked and people felt confused on the elimination rounds. Mayor Rhodes asked if they would want to use ranked choice voting again. Kathryn Rigby said she had concerns in using it for 2 seats and didn't think she would want to use it again. Jed Woodward thought it was confusing for voters. Mayor Rhodes discussed the process and that Utah law requires that a winner must win by 50%. Kent Fabricius said he would probably want to use it again. Mayor Rhodes thanked all the candidates for running.

12. First Quarter Financial Review – Kathryn Rigby reviewed the financial statements. Kathryn reviewed grants received so new accounts were set up to track those specific items. Kathryn reported that the first responder department has not purchased the vehicle that was approved because North Logan is not selling it yet. Kathryn is waiting for information from Caselle on upgrading the software to prepare for auto read meters and perhaps a payroll module.

13. Report on Mayor/Council Member Assignments – Kathryn Rigby reported that the Fall Festival went really well. They received a lot of donations that went through a separate 501(c) 3 organization. The library is preparing for Santa's visit at the library on December 1. Jed Woodward reported that he repaired two leaks in water lines. One was located at Main 200 East and the other 150 South 100 West. The leaks were in the pipe and not at a junction. The sanitary survey was completed. The state inspected the springs. The plans and funding for the 200 East 200 North intersection rebuild were approved. Eric Dursteler will talk to Cache County about how to submit bills for the project. They will begin the bid process in January for the project. Jed Woodward asked about extending the water line around the 200 East 200 North intersection while the work is being completed. Eric Dursteler said they will look into having the contractor do that also but the town would have to pay separately for the water line extension. Jed Woodward would also like to look at extending the water line along 400 West between David Jenkins to Kyle Anderson property to complete that loop. Kent Fabricius reported that the outside restrooms need to be winterized. It was just announced that North Logan recreation is taking over the Northern Utah United Soccer organization so there will no longer be soccer games played in Newton. Kevin Rhodes and Jed Woodward will work on shutting off park water and sprinklers. Mayor Rhodes reported that Myron Benson has volunteered to help identify violations of old abandoned vehicles and junk on town right-of-ways and intersections with the clear view impeded. The Mayor will then follow up with a letter.

Meeting adjourned.

Minutes prepared by: _____

Karla R. Ferguson, Newton Town Clerk

Approval Date