

TOWN MEETING and PUBLIC HEARING for
MOBILE HOME WATER RATES
November 17, 2021
7:30 PM
MLA Building

Approved

Opening:

Presiding: Council Member Forrest Lewis

Present from the Town Council: Lucy Gold, Forrest Lewis, and Dallin Mangels. Shannon Allred arrived late. Mayor Ronald Allred asked to be excused.

Present from the Town Staff: Marilyn Bronson, Bethany Sturgeon, Terry Allred, Catherine Lummus, and Rachel Bronson.

Others Present: Casey Reynolds, Lane Allred, Brooke Bybee, Amy Allred, Katie Allred, Tim Allred, Madeline Allred, Nephi Laub, Celeste Jessop, Francisco Palacios, Christina Palacios, and Utahna Jessop.

Invocation was given.

Meeting was called to order at 7:35 p.m.

Approval of Minutes:

Changes to October 20th minutes; Deputy Clerk Marilyn Bronson made the Council aware that the Roll Call for the Election Cancellation was not included and will need to be inserted. A few other minor amendments were noted.

Council Member Dallin Mangels motioned to approve October 20th minutes and Council Member Shannon Allred seconded the motion, Lucy Gold abstained; all others voted in favor. October 20th Minutes were approved as amended.

The October 27th Special Meeting Minutes for the Public Hearing Amending the Final Budget for the 2020-2021 Fiscal Year. Town Clerk Bethany Clerk let the Council know that she spoke with the Mayor about the question brought up last month concerning the \$66,000 that went toward the sidewalk. She informed the Council that when the Town had received the Grant, the Town had to match \$31,000. When the first bid was submitted, it was not done properly. It was then rebid and they added \$40,000 on top of that. Therefore, \$71,000 was budgeted for sidewalk. Commander Concrete gave the Town a couple thousand dollars off and that is where the \$66,000 came from.

Council Member Lucy Gold motioned to approve October 27th Special Meeting minutes and Council Member Shannon Allred seconded the motion, Council Member Dallin Mangels abstained; all others voted in favor. October 27th Special Meeting minutes were approved.

Unfinished Business:

- 1. Country Garbage – Jay Mecham visiting to discuss a contract for the Town.** Jay presented a contract for Rocky Ridge Town to review. He informed the Council that there are scales being implemented at the Landfill and these will shortly be up and working. Country Garbage will then receive the bill according to the weight of the garbage dumped there and will be added into the cost when we receive an invoice from Country Garbage. Rocky Ridge Town will no longer pay the Landfill. The cost to use the Landfill will be invoiced to Country Garbage. Jay informed the

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Council that he would do everything in his power to keep the price as near to what we are already paying as he possibly can. He is also willing to haul it to Payson in order get us a lower rate. After the Council reviews the contracts, he informed the Council that he would be willing to change things or add to the contract.

Jay also informed the Council that he is on the JRDA Board. He asked if Council Members were interested in coming to those meetings. Deputy Clerk Marilyn Bronson said she would contact Jay at the beginning of December to get the day and time of the next JRDA Board Meeting. The Council will take time to review the contract presented and will talk about this again next month.

2. **Town Website Contract; Tim Allred.** Tim informed the Council that he has been in contact with the Marilyn and Treasurer, Rachel Bronson. In looking into transferring the website over as it is, he realized that he would actually need to build a new website. He would like to put this together and give Council Members an opportunity to look over a proposed website; he encourages comments or questions concerning anything they would like added or changed. Council Member Forrest Lewis asked Tim to present again in December.
3. **Update on the Old Skid Steer; Bethany Sturgeon.** Bethany presented to the Council an email correspondence with our new attorney, Todd Godfrey. She informed the Council that in looking through our Code, she and Marilyn could not find any Policy regarding this issue. Bethany informed the Council on the legal obligations that needed to be met to sell the machine. She also let the Council know that there was no obligation to advertise the sale of the Skid Steer in a newspaper; this can be posted around Town and give ample notice to everyone, accept sealed bids and take the highest bid. Council Member Forrest Lewis asked for clarification on the process for accepting a bid. Bethany let him know that the decision is made according to what is most advantageous to the Town. Council Member Forrest Lewis felt that in the absence of a Policy directing the process of how to handle this situation, a closed bid would be acceptable. Council Dallin Mangels felt that the decision the Town Council made last month to advertise the machine was most advantageous to the Town. The decision was made to move forward with advertising the Skid Steer; posting the notice around Rocky Ridge Town and online (KSL) with ample notice to the Public. Sealed bids will need to be in by December 14th, 2021. Road Department Head Terry Allred and Marilyn will take care of notifying the Public about this.
4. **Review and approve list of address changes.** Council Member Forrest Lewis informed the Public of the street names that would be changing; West Ridge Road, East Ridge Road, North Ridge Road, South Ridge Road. The parameters of Cedar Run Court will be changing where it ties into West Ridge Road rather than that portion being North Ridge Road and continuing to the corner - that whole loop will be Cedar Run Court. Some of the addresses that are currently North Ridge Road addresses will change to Cedar Run Court addresses. He also informed the Council that as this specific item needs to be passed by Ordinance or Resolution, we will need a Public Hearing for next month. He will meet with Casey Reynolds for an updated address list. Council Member Forrest Lewis asked if anyone had comment on the issue. Citizen, Utahna Jessop asked if she could submit street names for consideration. He let her know that she could review the current names chosen but would discourage changing anything at this point because of the extensive work that has been done.

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NEW BUSINESS:

- 1. PUBLIC HEARING for MOBILE HOME WATER RATES** – Chair Forrest Lewis opened the meeting for a Public Hearing. Water Department Head, Casey Reynolds reminded the Town Council and informed the public that the proposed water rate increase also applies to multiple dwelling units. Chair Forrest Lewis read the Water Rate Increase Resolution aloud. A discussion regarding a better medium for notifying residents of changes affecting them ensued. Chair Forrest Lewis asked the Public what the best medium would be to notify residents of Town Meetings or Public Hearings. Discussion followed wherein several citizens made requests concerning notifications. Casey Reynolds explained what is legally required by the Town and the mediums the Town currently uses to notify residents and inform the Public of such changes. Council Member Lucy Gold informed the public that as general courtesy, the Town does put out notifications for residents regarding changes such as these. Chair Forrest Lewis informed the public that water rate increases, in general, have been in discussion for over a year. He asked if the Council had any comments. No comments were made. Public discussion followed regarding whether it was common for other Towns and cities to implement water rate increases. Casey Reynolds informed the Public of the last time that water rates were addressed, specifically for the Mobile Homes. This was done in 2016. Council Member Lucy Gold explained that the rate structure currently being presented is entirely different than the rate structure previously passed and that the public would need to look at the structure which has been handed out for the public to review in order to comment. Chair Forrest Lewis asked Casey Reynolds to go over the structure presented so that the public understood what will be changing regarding the water rates for the mobile homes. Casey referred to the public handouts to address the changes. Chair Forrest Lewis then asked the Council to review the proposed Resolution. A Roll Call Vote was taken. The Public Hearing for Water Rate Increases for the Mobile Homes was approved.

	Aye	Nay	Absent	Abstain
Mayor Ronald Allred	<u> </u>	<u> </u>	<u> X </u>	<u> </u>
Shannon Allred	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Lucy Gold	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Forrest Lewis	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Dallin Mangels	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Katie Allred asked if the Council passed this Rate increase despite comments made by the public. Chair Forrest Lewis responded that comments and questions were taken and considered. Council Member Dallin Mangels expressed that while it is important for the public to be heard - to present

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a compelling argument, no compelling argument was presented. Chair Forrest Lewis informed the public that the Resolution had been passed. He then closed the Public Hearing. Council Member Lucy Gold further expressed to the public that the Council had a lot of information that was gone over regarding this decision; the budget, the current rates, the need to run in the black as a water department, etc. She further explained that our water department is not like other water departments. We are a unique Town in many ways. At one point in time, our Town was the only Town in the State of Utah that pumped 100% of its culinary water. Doing this costs a lot of money. Rocky Ridge Town is not running the same systems that other Towns run; this is why our rates are higher. Due to our inability to run the same systems that other Towns are running - we have to be willing to accept the good and the bad that comes with that and work within the parameters that we have. She also expressed that Council Members are being affected by these rate increases as well. In sharing this information, she hopes that this offers some perspective.

2. **Monthly Expenditures** Council Member Dallin Mangels had a question regarding a Skid Steer item. This expense was entered wrong in the description. Road Department Head Terry Allred explained that this was a payment for the Backhoe.
3. **Lane Allred; contracting with the Town regarding the Park** – Lane Allred was not able to present tonight. Chair Forrest Lewis asked that this item be tabled and put on the agenda for next month.

Departments:

1. **EMS/CERT:** EMS-None. CERT – Working with EMS regarding mock run-through Rapid Assessment for our Town.
2. **Water:** Casey informed the Council that the chlorinator that broke down is back in service and is functioning. He ordered some parts that were discussed at the last Town Meeting. Casey also informed the Council that at this specific time compared to last year, the Town has used eight (8) million gallons less. He then further explained our water rate structure. He went over that structure with the public handout and explained the reasons why the rates went up. These numbers were analyzed and gone over for many months.
3. **Road:** Terry Allred gave a report on the paving of East Ridge and Mountain Ridge Roads; this was done with \$30,000 less than what was originally budgeted for this project. A lot of road base needed to be put in - about \$20,000 of road base had to be hauled in to compensate.

The Towns Dump Truck has been having problems and has been in shop recently. We have spent about \$4,000 on repairing the truck.

Terry expressed his gratitude for Marilyn's help in purchasing tires for a couple of hundred dollars off of the original price (due to a contact she had).

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4. **P & Z:** Nothing new to report other than what was already mentioned earlier in the meeting regarding street name changes.
5. **Admin:** Town Clerk, Bethany Sturgeon reported to the Council on the Lease for the Mailboxes and the Monument. Andy Allred is working on this.

Treasurer Rachel Bronson updated the Council on giving the ARPA monies back. We have the option to give it back to the County or the State. The County has said they want it but they have been hard to get a hold of. The State sent her the paperwork. She gave the County until the end of the month to respond. She wanted the input of the Council on this issue. Chair Forrest Lewis felt that the money going back to the County was the best option. Rachel asked if they thought that giving the County until the end of the month to respond was agreeable. The Council concurred that this was enough time to respond.

6. **Park:** Office Manager Cathy Lummus reported that Park Department Head Lane Allred had been draining the pipes in the Park to get everything ready for winter.
7. **Library:** None.

Citizen Items:

1. **Citizen Items:** Marilyn Bronson reported by citizen request that there be a follow up regarding speed limit signs along Larkridge Road. Terry Allred responded that he will get these signs up.

Marilyn then asked for possible solutions regarding the current problem with children crossing the road after getting out of school. Volunteer crossing guards have been helping Morning Star Academy in the last couple of years and she is wondering if there could be a crosswalk placed on the road along the MLA Building as well as flashing solar signs or something to get the attention of those driving along that road, to be careful and slow down. She offered to look up prices for these signs if needed. Council Member Dallin Mangels offered to talk with these crossing guards and come up with some kind of solution. Marilyn suggested that he also talk with the principal of the school for additional information.

Nephi Lobb expressed his appreciation for all those that serve in the Town. Chair Forrest Lewis thanked him for his comment.

Tim Allred asked if there was anywhere to store the soccer equipment that ran this fall. Council Member Lucy Gold informed Tim that he would need to talk to Park Department Head, Lane Allred in order to store equipment in the Park sheds. She also informed him that the reason the Recreation Program was passed was largely due to the fact that all the excess funds would go back into the Town. Expressions of gratitude were made to Tim regarding his service in the Recreation Department.

Katie Allred asked who she would go to in order to suggest building a storage shed on the side of an existing restroom in the park. She was directed to the Park Department Head by Chair Forrest

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Lewis. If that was something that Lane wanted to implement as a part of the park, then that issue would need to come to the Town Council for approval.

2. **Town Council Items:** Rachel expressed that she felt that it would be best practice, as a Town, to give residents notification for any increases made, if possible. The Council agreed.

Adjournment:

Council Member Dallin Mangels moved to adjourn the meeting. Council Member Lucy Gold seconded the motion, all others voted in favor, and the meeting was adjourned at 9:19 p.m.

/s/ Marilyn Bronson

Approved by Deputy Clerk