

Newton Town Council Meeting
April 21, 2022, 6:00 P.M.
Newton Town Hall, 51 South Center, Newton
UT
Special Meeting Minutes

Agenda

1. Roll Call
2. Opening Ceremony
3. Water Rate Study
4. Lot line adjustment for 145 South 400 West

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

Members present: Mayor Mike Benson, Jake Christiansen, Kent Fabricius, and Brett Petersen, Jed Woodward arrived at 6:45

Karla Ferguson (Recorder) Kathryn Rigby (Treasurer)

Others present: Kevin Rhodes, Sarah Rigby, Dave Jones, Flo Jones, Brandt Helstern, Jeremy Cooley, Justin Cooley, Brandt Helstern, Von Brown and Eric Dursteler. Helen Helstern, Mr. and Mrs. Booth arrived at 6:45. No electronic attendance.

2. Opening ceremony conducted by Mike Benson

3. Water Rate Study – Kevin Rhodes reviewed how the newly formed water committee has been set up and the assignments made along with the data analysis that they have begun. Kevin Rhodes reviewed history of the survey completed in 2020 with 50 residents completing the survey. In the survey results, water was the highest concern. The survey also asked about water rates. Kevin reviewed survey results. A sampling of 30 water meters were read every day for one-week last August. Kevin reviewed historical usage data compared to sampling. Auto-read meters will be installed beginning in two weeks. Mike Benson expressed that installing meters needs to be a priority and asked Jed if he needed help installing meters. Jed Woodward discussed the three different types of current meters and how to replace them. Kevin Rhodes will continue to work on data analysis. Finance sources for projects was discussed. It was discussed that we have been awarded the ARPA first trench of \$48,000 for a not specific project that could be used to pay for the water study. Eric Dursteler discussed where they will begin looking for other water sources and looking into redevelopment of Loosle-Buttars springs. Eric reported that next month they will present findings from the water impact study. Eric discussed that water impact fees and connection fees should be covering costs of new development. Proposed water billing structure was discussed further by Kevin Rhodes. Eric Dursteler said if we seek funding from the state then the state would mandate a water base rate of \$71.50 to be eligible for a water project loan. Eric reviewed that every funding source has different qualifying factors. Eric Dursteler reviewed rates and funding sources. Eric discussed that the impact fee study currently being completed will help identify projects that the impact fee will help cover. Historical water data was reviewed. Replacing water lines was discussed. Brett Petersen expressed he would like the top priorities identified and address those first. Kevin Rhodes reiterated that the water committee will start identifying recommendations for projects.

4. Lot line adjustment for 145 South 400 West – Jed Woodward reviewed that lot 5 of Larsen Farms Subdivision was approved with a shortened street frontage by mistake. Jed has spoken to the surveyor, Brian Lyon, about correcting it. The surveyor will draw up a legal description for the lot line adjustment and then it will be signed by the owners and recorded. This will correct the street frontage and make it a conforming lot.

Other business – Mayor Mike Benson asked the developers of Newton Hills subdivision to attend to communicate our concerns with water and to see where they are at with their studies. Jeremy Cooley said that all families involved with the development have representation there at the meeting. Brandt Helstern explained that a wetland study was completed on the slough area. It was determined that this was a wetland area and the Army Corps of Engineers asked that the wetlands area not be impacted by a road across the slough area. No study has been presented for review with the Town Council or Town Engineer. The developers would like to go back to having a turn around at lot 18 and not have a through road across the slough. Different scenarios for a turnaround and crossing the slough area were discussed. Justin Cooley expressed that the Planning Commission had asked that the road go all the way straight through instead of a turnaround to accommodate emergency vehicles and the snowplow. Eric Dursteler said without seeing the study or overlay we can't determine if mitigation is needed for the wetlands area Jake Christiansen asked if the design for the proposed 5 lots next to 100 West has changed and if they have looked at the drainage crossing these lots. The developers have not yet looked at the drainage across those proposed lots. Brandt Helstern asked if preliminary approval would need to be given for the change in design. Justin Cooley discussed that the preliminary plan was given approval with studies that needed to be completed but since the plan design has changed then they would need to go back to the Planning Commission with the amended plan for approval. Mike Benson discussed that Newton has major concerns with all the proposed homes being added to Newton's culinary water system and the drought and secondary water shortages. Mike Benson said with all the proposed homes added to our system it shows that we would be over capacity. Mike Benson discussed that this summer may have huge restrictions on using culinary water for outside watering. Mayor Benson discussed options that Newton is looking into, studies being completed, and data being collected. Eric Dursteler discussed that studies and data collection will take about 6 months to a year to complete. Mayor Benson asked if they would be willing to put stipulations on when houses could be built on proposed lots. It was discussed about selling lots to cover costs of infrastructure development and placing stipulations on building permits being water dependent. Brandt Helstern asked that if a building permit restriction is put in place that it be for all of Newton and not just for Newton Hills subdivision. Jeremy Cooley asked if they could move forward with the subdivision. Mayor Benson said that yes, they could move forward with the process but be aware of a possible building moratorium because of water. Other items discussed were secondary water metering legislation and state of emergency for drought declared by the Governor.

Other business – The adjoining property owners to the Loosle-Buttars springs property owned by Newton Town, parcel 15-039-0014, are farming our property but no lease agreement has been found. The adjoining property was sold in 2001 from the original owner with an agreement. Kent Fabricius is still researching the lease agreement, but nothing has been done in writing. Kent will look in the Town Council minutes from around 2001.

Minutes prepared by: _____
Karla R. Ferguson, Newton Town Clerk

Approval Date