

Moroni City Corporation

-Phone (435)436-8359 -Fax (435)436-8178

-Po Box 870 Moroni, Utah 84646



Mayor Paul Bailey

Moroni City Council Meeting August 18, 2022

NOTICE OF AGENDA

NOTICE IS HEREBY GIVEN that the Moroni City Council will hold the scheduled City Council meeting on Thursday, August 18, 2022, beginning at 7:00 p.m. These will be held at the Moroni City Community Center, 80 South 200 West.

1. Welcome
 - **MOTION** to start meeting
 - Roll call of Council members
2. Ruel Christensen ~ Renewal of property variance
 - **MOTION**
3. Sunrise Engineering ~ Trenton Brown & Justin Atkinson
 - Secondary metering funding
 - Review of progress report and invoice 0127694 as of July 2022
 - **MOTION**
4. Secondary meter size
 - **MOTION**
5. Proposed Planning and Zoning application fee adjustment
 - **MOTION**
6. Cemetery closing after hours pay
 - **MOTION**
7. National Day of Service - Saturday, September 10, 2022
8. Council Report
 - Craig Draper
~ City Hall Park | **MOTION**
 - Thayne Atkinson
 - Jenifer Lamb
 - Brad Aldridge
 - Bevin Wulfenstein
~ Ordinance discussion of Assessor Dwelling Units and Travel Trailers

9. Mayor Paul Bailey's Report
10. **MOTION** to approve minutes: May 19, 2022, June 16, 2022, and June 28, 2022
11. **MOTION** to adjourn

NOTE:

- Items may be discussed or voted on out of order at the discretion of the Mayor.
- No decisions may be made during this meeting if the item is not specifically on the agenda.

I, *Carol Haskins*, the duly appointed and acting Recorder/Clerk for the City of Moroni, hereby certify that copies of the above stated agenda were posted at that Moroni Community Center, 80 South 200 West and the Utah Public Notice website. <https://utah.gov/pmn/index.html>

/s/ Carol Haskins, Recorder

In compliance with Section 504 of the Rehabilitation Act of 1973 in regards to the American Disability Act (ADA) of '91, individuals needing accommodations (including auxiliary aids and services) during this meeting notify the Moroni City Recorder/Clerk at least three (3) days prior to this meeting.

Moroni City Corporation

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Mayor Paul Bailey

August 18, 2022

To: Ruel Christensen

Re: Water and Sewer on Property South of Sanpitch

Upon discussion of the Planning and Zoning Commission, City Council and review by Legal Counsel, Moroni City will allow you the ability to seek and place both a culinary well and a septic tank on your property – plot S19024X, in accordance with local and state regulations via the appropriate governmental group. To be specific, Moroni City will:

1. Allow you, Ruel Christensen only, to forgo traditional water and sewer connections in the city for this specific piece of property – plot S19024X, placing instead a culinary well and septic tank per state requirements.
2. Allow the placement of a septic tank, to be placed at least 50' from the Sanpitch River with the drain field of the septic tank at least 150' away from the Sanpitch River.
3. Allow said placement, as documented in this letter and granted for the space of three (3) years from the date shown above. Should you be unable to develop the property as desired, within that time frame, we request your return to the City Council for review and potential continued allowance to place a culinary well and septic tank on the defined property.
4. All other improvements to the property must be in accordance with city, state and federal requirements and reviewed and approved by the appropriate entity prior to implementation.
5. Allow said placement (well and septic tank) with the understanding that the property is to be developed for a residential location with the understanding that this property is outside of current defined city water structure and therefore without immediate access to a fire hydrant. All liability for the lack of a fire hydrant in the area is accepted by you as part of this agreement.

Approved by City Council August 18, 2022

Agreed to by the parties noted below on the dates stated:

Paul Bailey, Mayor

Date

Ruel Christensen

Date

BOARD OF WATER RESOURCES

Secondary Meter Report



Applicant:

Moroni City

Project Number:

RM059

Fund:

ARPA Grant
Conservation and Development Fund

Cost Estimate:

\$1,355,000

Application Received: 5/15/2022

Board Meeting Date: 8/4/2022

Board Member:

Blaine Ipson

Project Manager:

Ben Marett

Project Summary:

The purpose of the project is to purchase and install 500 secondary water meters.

Recommendations:

Staff recommends the Board authorize and commit 70% of the project cost, up to \$949,000, as a secondary meter grant.

Staff also recommends the Board authorize 25.5% of the project cost, up to \$346,000 as a loan, and that the bonded indebtedness be returned at 1% interest over 15 years with annual payments of approximately \$27,000 (including reserves).

Project Contacts:

Mayor
Paul Bailey
80 S 200 W
Moroni, UT 84646
435-436-8359

City Council Member:
Thayne Atkinson
80 S 200 W
Moroni, UT 84646
435-469-0802

Engineer:
Robert Worley
Sunrise Engineering
25 E 500 N
Fillmore, UT 84631
435-743-6151



Location

The proposed project is located in and around Moroni City in Sanpete County.

Project Summary

Utah is one of the driest states in the nation, one of the fastest-growing, and drinking water sources are limited. In addition, potential climate change impacts and the current multi-year drought in Utah threaten water supplies and put public drinking water supplies at risk. Municipalities and water companies need to reduce their water use to stretch their existing drinking water supplies. Many Utah communities also have “secondary” water, typically used to irrigate lawns and gardens. Secondary water is not treated to culinary standards and is utilized throughout the state to protect the drinking water supplies. However, many users waste this precious resource because they do not realize how much they are using. The State of Utah believes that it is critical to invest in water conservation, water metering, and dual water pipe and secondary water distribution systems to protect potable drinking water supplies. This will also help lower the cost of treating drinking water and make it more cost-effective by decreasing the amount of water that needs to be treated to potable standards.

Technology has improved over the last decade and allows for the metering of untreated secondary water. Individual water use cannot be measured without metering, so water suppliers have begun installing meters on their secondary water connections. By educating their customers on their measured use compared to the amount they should be using, suppliers have seen as much as a 20-30% reduction in use. Secondary metering, combined with conservation and education, protects the drinking water supplies and allows drinking water providers to plan for their future growth.

The Applicant is requesting funding to purchase and install 500 secondary water meters.

The Applicant has 500 secondary connections. None of the connections are metered. The average lot size is 0.25 acre, with about 0.1 acre irrigated. The Applicant expects to conserve about 100 acre-feet of water upon completion of the project.

Construction is expected to begin fall 2022 and be completed by fall 2023. Engineering services are being provided by Sunrise Engineering.

Cost Estimate & Sharing

The estimated cost of the project is \$1,355,000. The recommended cost sharing is as follows:

Agency	Cost Sharing	% of Total
Board of Water Resources - Grant	\$949,000	70.0%
Board of Water Resources - Loan	346,000	25.5
Applicant	60,000	4.5
TOTAL	\$1,355,000	100%

Staff recommends the Board authorize and commit 70% of the project cost, up to \$949,000, as a secondary meter grant.



Staff also recommends the Board authorize 25.5% of the project cost, up to \$346,000 as a loan, and that the bonded indebtedness be returned at 1% interest over 15 years with annual payments of approximately \$27,000 (including reserves).

Economic Feasibility

The Applicant is required by current state law to complete metering of their secondary system by January 1, 2030. As there is no alternative to metering, the benefit-cost ratio is assumed to be 1.0.

Water Rights & Supply

The following list of water rights was provided with the application for financial assistance and is provided here for reference:

Water Right Number	Flow / Volume (cfs / ac-ft)
65-1670	1 cfs
65-273	1 cfs
65-1704	1 cfs
65-2252	0.75 cfs

Easements

Meters will be placed in existing easements held by the Applicant. No additional easements will be required for the proposed project.

Environmental

Since meters will be installed on existing connections, no long-term environmental impacts are expected.

Applicant's Responsibilities

If the Board provides grant funds for the project the Applicant must:

- Submit or update a water conservation plan for its service area.
 - Obtain approval of it from the Division of Water Resources.
- Agree to provide an educational component to each end user, either in a monthly water use statement or a customer specific internet portal which:
 - Promotes water conservation
 - Provides information on the customer's secondary water usage

The Applicant will be required to make all arrangements to sell the Board a non-voted revenue bond, as well as verify it has adequate water rights and rights-of-way to construct the project. If the project is authorized, a full list of requirements and procedures necessary to close the bond will be furnished to the Applicant.



635 North Main, Suite 691, Richfield, Utah 84701
TEL 435.896.8857 | FAX 435.743.7900

Moroni City Culinary Water Improvements 2022 Progress Report

8/9/2022

1. Preliminary Engineering Services – Phase 0001 – Lump Sum

This phase of the project is 100% complete and was previously invoiced.

2. Environmental Assessment - Phase 0002 – Lump Sum

This phase of the project is 100% complete and was previously invoiced.

3. Survey Services – Phase 0003 – Lump Sum

This phase of the project is 100% complete and was previously invoiced.

4. Geotechnical Investigation – Phase 0004 – Lump Sum

This phase of the project is 100% complete and was previously invoiced.

5. Well Design – Phase 0005 – Lump Sum

This phase of the project is approximately 69% complete. There were no tasks invoiced during this invoice period.

The following tasks are included in the contract:

- a. Preliminary Evaluation Report (PER): Prepare a PER for the new well and submit to DDW for review and approval before the well can be drilled. The PER will be prepared in accordance with the Utah Drinking Water Source Protection for Ground Water Sources Rule R309-600. As required, the PER will include a delineation report, an inventory of potential contamination sources, land ownership information, a land use agreement or zoning/DWSP ordinance section, and an optional section regarding the pesticide and volatile organic chemical (VOC) monitoring waivers. Land use agreement negotiations are not included as part of the work. ENGINEER will provide a land use agreement template document. (Partially Complete)
- b. Well Design Plans and Specifications for Construction: The new well will be designed in compliance with the relevant Utah Well Drillers Rule R655-4. The borehole drilling, well casing/screen installation, sand packing, surface sealing, well developing, pump testing, and other well construction procedures will be shown on the design plans and specified in the construction specifications. Design plans and construction specifications will be submitted to DDW. (Complete)
- c. Drinking Water Source Protection (DWSP) Plan: A DWSP plan will be prepared in accordance with the Utah Drinking Water Source Protection for Ground Water Sources Rule R309-600. The DWSP plan will incorporate data collected from the new well drilling and pumping test data and re-delineate the protection zones of the well and re-inventory potential contamination sources. Management programs will be developed. (Not Started)

6. Electrical Design – Phase 0006 – Lump Sum

This phase of the project is 100% complete and was previously invoiced.

7. Preliminary Design – Phase 0007 – Lump Sum

This phase of the project is 100% complete and was previously invoiced.

8. Final Design – Phase 0008 – Lump Sum

This phase of the project is 100% complete and was previously invoiced.

9. Procurement – Phase 0009 – T&M

Approximately 89% of the budget has been used. There were tasks invoiced during this invoice period for the bidding of the main project.

The following tasks are included as part of the project:

- a. Bidding services for the well project. This includes administration, managing, tabulating, coordination, and making a recommendation for procurement of a contractor. Preparing project award documents for the project award. (Complete)
- b. Bidding services for the main project. This includes administration, managing, tabulating, coordination, and making a recommendation for procurement of a contractor. Preparing project award documents for the project award. (Mostly Complete)

10. Construction Services - Phase 0010 – T&M

Approximately 21% of the budget has been used. There was work completed on this phase during the last invoice period. This work was for the well portion of the project.

The following tasks are included as part of the project:

- a. Conduct construction administration, project management and engineering services during well construction. This include preparing change orders, preparing pay requests, progress reports and other administrative tasks as required. (Mostly Complete)
- b. Conduct Construction engineering a design services. (Mostly Complete)
- c. Assist and supervise the pump testing of the production well. (Mostly Complete)
- d. Construction observation for the production well. (Mostly Complete)
- e. Conduct construction administration, project management and engineering services the main project. This include preparing change orders, preparing pay requests, progress reports and other administrative tasks as required. (Partially Complete)
- f. Construction observation for the main project. (Not Complete)
- g. Prepare construction record drawings for the completed construction project. (Not Complete)
- h. Perform warranty phase services and inspection during the warranty phase period of the project. (Not Complete)

11. Construction Staking – Phase 0011 – LS

This phase of the project is 0% complete. There were no tasks invoiced during this invoice period.

The following tasks are included as part of the project:

- a. Conduct construction staking prior to construction. Provide construction survey staking to locate tanks, structures, buildings, piping and other features as required. (Not Complete)

12. Water Rights – Phase 0012 – Lump Sum

This phase of the project is 100% complete and was previously invoiced.

13. Water Conservation and Management Plan– Phase 0013 – Lump Sum

This phase of the project is 90% complete. There were no tasks invoiced during this invoice period.

The following tasks are included as part of the project:

- a. Prepare a water conservation and management plan in accordance with the recommendations and requirements of the Utah Division of Water Resources and the Utah Division of Drinking Water.
(Mostly Complete) We are waiting for comments from the Division of Water Resources.



SUNRISE ENGINEERING, INC.
25 East 500 North
Fillmore, UT 84631

INVOICE

August 9, 2022

Project No: S07765.000

Invoice No: 0127694

Moroni City
80 South 200 West
P.O. Box 870
Moroni, UT 84646

Remit to:
SUNRISE ENGINEERING INC
Dept # 2071
P.O. Box 29675
Phoenix, AZ 85038-9675

Project S07765.000 Moroni City Culinary Water Improvements

Professional Services Through July 30, 2022

Phase 0009 Procurement

Task 004 Main Project Procurement

Professional Personnel

	Hours	Rate	Amount	
Engineering Tech IV	.50	135.00	67.50	
Totals	.50		67.50	
Total Labor				67.50
Total this Task				\$67.50

Task 007 Main Project Award Docs

Professional Personnel

	Hours	Rate	Amount	
Engineer Intern (E.I.T.) I	2.00	101.00	202.00	
Engineering Tech IV	4.50	135.00	607.50	
Totals	6.50		809.50	
Total Labor				809.50
Total this Task				\$809.50
Total this Phase				\$877.00

Phase 0010 Construction Services

Task 003 Construction Engineering Well-Fillmore

Professional Personnel

	Hours	Rate	Amount	
Engineering Tech IV	5.50	135.00	742.50	
Totals	5.50		742.50	
Total Labor				742.50

Unit Billing

Mileage

				82.60
Total this Task				\$825.10

Task 007 Construction Engineering Main Project

Project	S07765.000	Moroni City Culinary Water Improvements	Invoice	0127694
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Professional Personnel

	Hours	Rate	Amount	
Engineer Intern (E.I.T.) I	.50	101.00	50.50	
Engineering Tech IV	1.00	135.00	135.00	
Totals	1.50		185.50	
Total Labor				185.50
		Total this Task		\$185.50
		Total this Phase		\$1,010.60
		Total this Invoice		\$1,887.60

Secondary Meter Sizing and Materials Cost Report

1 inch meter Warranty 20 years (loan must be paid back in 10 years)	1 ½ inch meter Warranty 10 years (loan must be paid back in 5 years)
meter \$447.00 meter box, misc fitting and stop & waist valve \$293.00 Total material cost \$740.00	meter \$812.00 meter box, misc fittings and stop & waist valve \$618.00 Total material cost \$1430.00

For each one-half (1/2) share the City shall allow one (1) 1 ½ inch riser with two (2) ¾ inch taps connected thereto to the City main irrigation line. All connections, piping etc. connected to that riser on the property of the owner is under their jurisdiction and responsibility.

Planning and Zoning Fees

CURRENT FEE SCHEDULE	PROPOSED FEE SCHEDULE Resolution 2022-8-18
Application/Site plan review \$50.00 – Garage or fence \$100.00 – Any improvement larger than a garage or fence \$500.00 – Subdivision	Application/Site plan review \$50.00 – Garage or fence \$100.00 - Solar \$200.00 – Any other improvement than a garage or fence \$1000.00 - Subdivision

Proposed Cemetery closing after hours pay

CURRENT FEES	PROPOSED PAY TO PUBLIC WORKS
Interments (includes infants & cremations) Resident/Non-resident Weekdays \$500.00 Saturday/Holiday ~ additional \$100.00 After 3:00 pm any day ~ additional \$100.00 - - - - -	Any "after hours" (3:00 PM) closing pay \$200.00 Saturday/Holiday pay \$200.00
CURRENT PAY	
Hourly pay to public works 22.91/hr 17.00/hr	

***Assessory Dwelling Units
Travel Trailers***

Current ordinance:

10-7-5: Location of Boats, Boat Trailers and Travel Trailers

Boats, boat trailers or travel trailers may not be placed, kept or maintained within the front yard area of the Residential Zone (R). Boats or trailers may be located anywhere on the lot, except in a clear vision zone of a corner lot, for a temporary period not to exceed twenty-four (24) hours for loading and unloading purposes, or for temporary storage not to exceed seven (7) days, if such facility is owned by a bona fide guest of the occupants of the premises. (Ord. 2000-4-12, 4-12-2000)

Would like to add to following language:

Definition: Travel Trailer: Any type of mobile trailer used for travel and recreation

- a. Individuals may use a travel trailer as a temporary dwelling in the city for the space of one (1) week, without any registration or follow up. Any use of travel trailers for temporary dwellings beyond the initial one (1) week can be extended for two (2) weeks, as long as the user registers with the city.
- b. Any desired use of a travel trailer for a temporary dwelling beyond the two (2) weeks may be granted, only following the review of the application by the planning and zoning commission and the city council who will make the ultimate determination.

Accessory Dwelling Units (ADUs)

Definition: Accessory Dwelling Unit is a self-contained unit, that consists of a kitchen, bathroom, living space/bedroom, that is within the footprint of a Single-family dwelling for the purpose of long-term rental of 30 consecutive days or longer

- Approval and ADU requirements
 - One ADU permitted per lot
 - Building permit as required to establish an ADU from Sanpete County building inspector for new construction inside primary structure
 - Permitted within the Residential Zone and located within the footprint of a Single-Family Dwelling
 - 25% or less of the total area in the residential zone
 - Mobile homes, travel trailers, boats, or similar recreational vehicles shall not be used as an Accessory Dwelling Unit
 - Owner must reside on the property. Exceptions shall be permitted if the property owner applies to have the occupancy requirement suspended, if the owner has resided on the property for at least one (1) year and if any of the following situations exist:
 - The owner has a bona fide, temporary absence of three (3) years or less for activities such as temporary job assignments, sabbaticals, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this suspension)
 - The owner is placed in a hospital, nursing home, assisted living facility or other similar facility
 - An Accessory Dwelling Unit shall not be rented, leased, or sold separately from the rental, lease, or sale of the primary building located on the same lot
 - Additional off-street parking space is required. No tandem parking allowed and meets Moroni City Code 10-4A-12 per 10-11-5

- Obtain a permit or license from the city for long-term renting – 30 consecutive days or longer
- Registered with the City
- Permit approval is contingent on meeting all applicable building, health and fire codes

Include ADU in section 10-2-1 under Dwelling

Include ADUs in Residential Zone 10-4A-2-1 Permitted Principal Uses

Include ADUs in Off Street Parking Standards 10-11-5

Meeting minutes

May 19, 2022

June 16, 2022

June 28, 2022

Moroni City Council Meeting
May 19, 2022
7:00 p.m.

1. MOTION TO START MEETING

MOTION Councilmember Jenifer Lamb to begin the Moroni City Council meeting.
SECOND Councilmember Thayne Atkinson. All YES. MOTION carried.

ROLL CALL

Mayor Paul Bailey, Council members: Craig Draper, Jenifer Lamb, Thayne, Atkinson,
Brad Aldridge. Bevan Wulfenstein absent

Staff Present: Carol Haskins, Recorder and Brennen Russell, Public Works

2. MISS MORONI

2021-2022 Miss Moroni Phaedra Lamb reported to the council. She along with her
Attendants Sydney Walker and Shaylee Wilkey were presented with their scholarship
money by Councilwoman Jenifer Lamb.

2022-2023 Miss Moroni Caylee Nesbit and one of her attendants Gracie Anderson was
introduced to the council. Attendant Abby Bench was unable to attend the meeting.
Miss Nesbit reported to the council that she would like to work on making Moroni City a
place that is beautiful. She will report at a future meeting her platform and the
project(s) she would like to accomplish.

3. MILT LARSON

Mr. Larson was unable to attend the meeting

4. ENGINEERING OF CITY BLOCK #23

Councilmember Fred Atkinson requested that the council consider paying Ludlow
Engineering for the engineering of city block #23. Liz Clawson, Anna Aagard, Don
Prestwich, Manual all members of the public made comment regarding the project.
After some discussion council ask that Councilmember Atkinson table the motion and
present at an upcoming meeting a bid from Ludlow Engineering and possibly other
engineering groups with what they are willing to include in the project.

5. 2022 – 2023 PROPOSED TENTATIVE BUDGET

Moroni City financial consultant Gary Keddington, CPA, Keddington & Christensen,
present the proposed budget to the council.

The following was discussed:

- The General Fund is not balanced by \$170,300, which is mainly due to the increase
in the police budget to include two officers.
- Irrigation Fund is not balanced by \$16,000

Consider increasing fees in the following areas:

1. Fire fee since county is increasing fee by \$1.00.
2. Police fee to pay for increase in police budget.
3. Irrigation fees to pay for city portion of metering requirements.

Revenues:

1. The General Fund has a carryover for B&C road funds of \$378,700.
2. The Water Fund has a carryover for ARPA funds received in the prior year of \$91,840.

Overall General Fund revenues, not including the B&C carryover have a budget increase of \$41,150.

Projects:

1. The new water source project is anticipated to be completed in the new budget year. The total cost is estimated to be \$3,535,000 funded by a grant of \$1,050,000 and a loan for \$2,485,000. Payments on this loan begin in January 2024.
2. Water value replacement project to be funded by current year and carryover ARPA funds received from the State. Total funds to be use is \$183,680.
3. Irrigation metering projected in projected to cost \$1,200,000. The projected is to be funded by a state grant of \$900,000, state loan of \$270,000 and a city funds of \$30,000.

Expenditures/Expenses:

1. Increase in salaries and wages for two full time employees of \$2.00 per hour and one part time person for \$ 1.00.
1. Capital Outlay (not including above mentioned projects) include the following:
 - a. Administrative
 - i. \$ 1,200 Laptop for treasurer.
 - ii. \$550 upgrade phone system.
 - iii. \$500 for new monitors
 - iv. \$2,000 for training for recorder and treasurer.
 - b. Fire department -
 - i. \$4,000 Turnouts.
 - ii. \$2,000 K Saw for extraction.
 - c. Parks & Recreation department -
 - i. \$5,000 upgrades to park by Jr High School.
 - ii. \$2,500 complete fountain at west park.
 - iii. \$2,500 city arena for archery course.
 - iv. \$ 1,000 electrical upgrades a baseball park
 - v. \$ 1,000 establish reserve for upgrading names at east park
 - d. Heritage department -
 - i. \$ 15,000 protection barriers at comer.
 - e. Cemetery department and Perpetual Care Fund-
 - i. \$5,200 loan payment on 96-inch mower (payment to P Care Fund

MOTION Councilmember Jenifer Lamb to accept the proposed 2022-2023 tentative budget. SECOND Councilmember Brad Aldridge

Councilmember Craig Draper	YES
Councilmember Thayne Atkinson	YES
Councilmember Jenifer Lamb	YES
Councilmember Brad Aldridge	YES
Councilmember Bevan Wulfenstein	Absent

FINANCIALS

6. COUNCIL REPORT

CRAIG DRAPER

- Has looked into adding speed bumps but because of the liability and cost has decided to add a "california dip" starting along 300 East 200 North. Would also like to get the streets that have been cut for utility installation repaired and potholes fixed.

THAYNE ATKINSON

- Irrigation schedule for residence wanting to put in new grass

JENIFER LAMB

- Steve Hart has commented on the city Facebook page regarding the speed limit for ATVs along 100 South. Possible signage for that speed limit could be installed.
- Youth Council – have had serval join this year. Possible community garden at the recreational park

BRAD ALDRIDGE

- Easter Egg hunt was a success. Kori Hales did a great job and is appreciated for her hard work.
- Justine Cook has been hired to clean the Opera House
- Mark Cottom has completed a needed deep cleaning of the Opera House
- Will be hiring a company to service the HVAC system at the Opera House on a regular basis to help prevent future issues with the system
- Concerned about the lights at the pickleball courts after 10:00 p.m.
- July 4th parade and fireworks will be held Monday, July 4

7. MAYOR PAUL BAILEY

Open and Public Meetings Act (OPMA) Training

8. MINUTES

MOTION Councilmember Brad Aldridge to approve the March 10, 2022 minutes.
SECOND Thayne Atkinson. All YES. MOTION carried.

MOTION Councilmember Jenifer Lamb to approve the March 17, 2022 minutes.
SECOND Councilmember Craig Draper. All YES. MOTION carried.

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9. ADJOURN

MOTION Councilmember Thayne Atkinson to adjourn the meeting. SECOND
Councilmember Brad Aldridge. All YES. MOTION carried. 9:36 p.m.

Moroni City Council Meeting
June 16, 2022
7:00 p.m.

1. MOTION TO START MEETING

MOTION Councilmember Bevan Wulfenstein to begin the Moroni City Council meeting.
SECOND Councilmember Craig Draper. All YES. MOTION carried.

ROLL CALL

Mayor Paul Bailey, Council members: Craig Draper, Jenifer Lamb, Thayne, Atkinson, Brad Aldridge, and Bevan Wulfenstein

Staff Present: Carol Haskins, Recorder, Brennen Russell, Public Works, Bert Kendall, Public Works, Gary Keddington, K & C CPA and Steven Rowley, K & C CPA

2. PUBLIC HEARING to receive public comment regarding the amendment of the 2021-2022 budget.

Marsha Smith: Certified tax rate

Why is there an amendment needed for the current budget?

Shaun Brunson: Hoping that moving forward the council works to minimize the inflation of projects so that amendments to the budget can be prevented.

Mary Brown: Concerns with parks; city hall park in need of wood chips; is the fountain operable

MOTION Councilmember Thayne Atkinson to accept Resolution 2022-6-16A, 2022FY Budget Amendment. SECOND Councilmember Bevan Wulfenstein

Councilmember Craig Draper YES

Councilmember Bevan Wulfenstein YES

Councilmember Thayne Atkinson YES

Councilmember Brad Aldridge YES

Councilmember Jenifer Lamb YES

3. PUBLIC HEARING to receive public comment regarding the 2022-2023 proposed budget including the 2023 Certified Tax Rate of .001963.

Gary Keddington

Review of proposed rate increases and the proposed budget

Councilmember Jenifer Lamb

Reported information she has been collecting regarding Moroni City needing 2 police officers. First it was requested by the previous Police Chief to have a second officer hired. Looking at population numbers, Moroni City pay was significantly lower than surrounding towns. Ephraim City with a population of 7-8000, employees 9 full-time officers, 1 part-time officer and 3 officers for Snow College. Mt. Pleasant City with a

population of a couple thousand more than Moroni employees 5 full-time officers and Fairview City who has a population of less than Moroni employees 2 full-time officers. Moroni City feels like a quiet town for those of us that aren't involved with the police on a regular basis but there's quite a lot that happens, thus the need for a second full-time officer.

Marsha Smith Police Fee
Agrees that the city needs 2 police officers
Concerns for the city going through several police
Concerns of Mayor Bailey firing employees
School Crossing Guard

Councilmember Jenifer Lamb
Would like to clarify that there are a few things going around that aren't quite accurate. Feels that it would be inappropriate to discuss those things.

Cami Talbot Clarification on budget
John Irons Police
Inflation
Irrigation

David Bailey Appreciates the council doing the best they can
Police: Has spoken with Ftn Green Mayor and he said they've had a good experience with Sanpete County Sheriff's office. The county may not be able to provide 24 hour presents but can provide 24-hour coverage. Moroni City doesn't have the financial resources other cities have to pay for 2 full-time officers.
Thanked council for their service.

Mary Brown What would be the cost difference between hiring the County verses hiring a second officer for Moroni?

Mayor Paul Bailey
There will not be an increase to the Police fee if the city contracts with the county.

Councilmember Jenifer Lamb
The Sheriff's Office has said that over time there may be a chance of hiring another officer, therefor causing an increase in the future

Mayor Paul Bailey
Has spoken with Sheriff Buchanan and he has stated that there will not be an increase unless the county commissioners give a pay raise to their officers; there could be an increase of \$1.00 next year.

Mary Brown My goal is to take care of my family. In favor of the cheaper option regarding the police

Councilmember Wulfenstein
If you have concerns about the irrigation rate increase, contact your state representatives.

Shaun Brunson Irrigation

89		Police
90	LeAnn Dalton	Police: would like the council to vote to move forward with
91		contracting with Sanpete County
92	Cherrie Green	Police: supports the city moving to contracting with the County
93	Wendy Jackson	Police: Would like the city to hire a full-time police chief with
94		a part-time officer
95	Josh Garff	Police: possibly hire a full-time police chief and sub with the
96		county
97		irrigation
98		Where is the council cutting rates?
99	Councilmember Lamb	
100		Possible funding cuts could be holidays; feels that the council works hard to have a
101		balanced budget.
102	Councilmember Wulfenstein	
103		Every time the council discusses the budget the first question is always, "How will this
104		impact the citizens?"
105	Councilmember Atkinson	
106		There is nothing to cut in the budget
107	Jared Howells	Irrigation
108		Police: city not mature enough to handle its own force; supports
109		going with the county
110	Cami Talbot	Police: would like the city to hire a full-time police chief
111	Bob Dalton	Police: Feels the county is a good solution
112		Irrigation fee
113	Brad Johnson	Police: park police car on main to help with speed
114		Irrigation
115	Linda Skinner	Living on fixed income
116		Utility bill continues to go up
117	Liz Cook	Living on one income
118		Police: supports going with the county
119		Irrigation: no pressure
120		Thanked council
121	Liz Little	Budget
122		Animal control
123	Mayor Paul Bailey	
124		Most of the council does not take a wage. Mayor Bailey stated that he ran for office to
125		help better his community.
126	Travis Williams	Irrigation: Where will the meter be placed? Will the 1" meter
127		effect the flow? Why can't the citizens water at night?
128	Rachel Bailey	Police: supports going with the county
129	Councilmember Lamb	
130		The council has budgeted for a part-time officer but has not been able to find anyone to
131		apply for the position or if they do it has not been on a reliable basis.
132	Alisha Thorpe	Police: supports going with the best option

133 Irrigation: possibly cap riser?
 134 Thomas Police: county is best solution
 135 Jared Howells Was against the fountain from the beginning
 136 Council needs better planning
 137 Budget: roads
 138 Justine Cook Police: sheriff's office
 139 Thanked Mayor Bailey, many service hours
 140 Councilmember Craig Draper
 141 Budgeting for speed bumps
 142
 143 **PUBLIC HEARING to receive public comment regarding the Enterprise fund transfer**
 144 **from the Water fund to the General fund in the amount of \$25,000.00, which is 6.7%**
 145 **of the total expenses of the proposed FY 2023 budget**
 146
 147 Marsha Smith Certified tax rate
 148 Shaun Brunson
 149 Dennis Nesbit Smell of sewer plant
 150 David Bailey Feels it would be beneficial for the city to meet with Pitman
 151 farms yearly to talk about the smell and to see what they
 152 are doing regarding the sewer pond.
 153
 154 Budget discussion led by Gary Keddington
 155 Points discussed:
 156 - Fire fee increase \$1.00
 157 - Police fee
 158 - Irrigation rate to be raised \$3.00/month per ½ share for a reserve in that
 159 department for future maintenance
 160 - The General Fund has a carryover for the B&C road funds of \$378,700.00
 161 - The Water Fund has a carryover for the ARPA funds received in the prior year of
 162 \$91,840.00. There will be another stipend of \$91,000.00. The monies will be used
 163 to repair and place the culinary valves within the city.
 164 The new water source project is anticipated to be completed in the new budget
 165 year. The total cost is estimated to be \$3,535,000.00 funded by a grant of
 166 \$1,050,000.00 and a loan of \$2,485,000.00. Payments to this loan will begin January
 167 2024.
 168 Because of the increase in materials and labor this project has now changed, the
 169 lowest bid for the project came in approximately \$2.5 million more than anticipated.
 170 Therefor a culinary rate increase will need to be looked at after the funding. Those
 171 numbers are not in the budget.
 172 - Fire department salary to increase. Fire department will all be added to payroll.
 173 - Open/close the Opera House \$12.00/hour
 174 - Capital Outlay projects:
 175 \$1,200 laptop for the Treasurer's Office, \$550 upgrade to phone system, \$500.00 for
 176 new monitor, \$2,000 for the Recorder and Treasurer to attend training. \$4,000 for

Turnouts and \$2,000 for a K Saw (for extraction) for the Fire Department. Parks and Recreation: \$5,000 upgrades to the Recreation Park, \$2,500 complete the fountain at the City Hall Park, \$2,500 Archery Range at the city arena, \$1,000 electrical upgrades to the Center Street Baseball Park and \$1,000 establish reserve for upgrading name on the monument at the Veterans Memorial Park. Heritage Department: \$15,000 for protection barriers. Cemetery and Perpetual Care Fund: \$5,200 loan payment on the Toro Mower and \$8,000 for cemetery mapping.

Marsha Smith How much COVID money did Moroni City receive? Where was it Spent?

Gary Keddington The COVID monies were spent on safety precautions, cleaning supplies, spray equipment, and the LED sign are some of the things; doesn't recall everything. The money came with requirements.

Councilmember Thayne Atkinson

Would like to install the 1 ½ inch irrigation meters.

The State of Utah is requiring the city to place the irrigation meters.

The city has applied for grant money to help with the cost of the irrigation meters. If the city does not receive the grant money, they will not move forward with the project. The awarding of the grant money will happen in August.

Council agreed if the city receives the grant money to purchase the 1 ½ inch meters.

Bert Kendall Feels that everyone should have the same meter size, so that everyone has the same pressure and volume. The size of the meter will not change the pressure it will change the volume. Rural Water could give the city the number regarding the pressure and volume for each meter.

Mayor Bailey

Would like to test the meter; would like to suggest the 1 ½ inch meters

Councilmember Thayne Atkinson

Would like to adopt the budget for the 1 ½ inch meter, if after testing the 1-inch meter and the conclusion is that it will work then the motion can come back to the council to change the meter size. The increase in the irrigation fee for the meters will not happen until the funding of the project is complete.

Council agreed to the \$14.41 for the irrigation rate increase. \$3.00/month for an irrigation maintenance reserve will go into effect as of July 1, 2022 and the remainder (\$11.41) will go into effect when the funding for the 1 ½ inch meters is secured.

Councilmember Thayne Atkinson

We can no longer have just one police officer. We have two options, hire 2 officers, or go with the county.

Discussion followed. Council agreed to not raise rate in the police budget at this time.

Councilmember Jenifer Lamb

220 Fire Department raise: The fire department is volunteer but will need to start having
221 taxes taken out of their pay. Council agreed to the 7% raise.

222
223 Councilmember Brad Aldridge

224 Pay for event opening and closing of the Opera House. Council agreed to \$12.00/hr.

225
226 Council agreed to the proposed budget items for the Fire Department and the items
227 listed under Capital Outlay

228
229 Councilmember Jenifer Lamb

230 Reported that she has been working with a group of people that consists of the Health
231 Department, The Bureau of Land Management and Utah Department of Transportation.
232 They have done what is called a "walk ability institute" where they walked through the
233 city to see what the needs of the city might be. The goal is to work together to come up
234 with a 20–30-year plan as to what the city should look like, at that point the group
235 would present the plan to the council. From this plan grants could be sought after to
236 meet the goals.

237
238 Councilmember Bevin Wulfenstein

239 Would like the council to consider doing something different than planned for the
240 fountain at the City Hall Park. Discussion followed.

241
242 Councilmember Craig Draper

243 Archery Range: the city has had over 60 people show interest in the city creating an
244 Archery Range. Ruel Christensen and others have already donated time and money to
245 the Range. \$2500 will go toward the targets. Council agreed to the proposed budget
246 amount.

247
248 Councilmember Brad Aldridge

249 Heritage Department: Aldridge would like to remove the proposed budgeted amount of
250 \$15,000 for the protection barriers.

251
252 Aldridge discussed the possibility of reducing the budget in other areas such as the
253 Holiday budget, the Fourth of July budget, the Archery Range budget and the Christmas
254 party budget. Council agreed to reduce the Christmas party budget from \$7000 to
255 \$5000.

256
257 Council would like to move the proposed budget amount of \$8,000 for the cemetery to
258 be taken out of the perpetual care fund.

259
260 MOTION Councilmember Brad Aldridge to approve Resolution 2022-6-16B, 2022-2023
261 Budget adoption as discussed including the 2023 Certified tax rate of .001963 SECOND
262 Councilmember Jenifer Lamb.

264	Councilmember Craig Draper	YES
265	Councilmember Bevan Wulfenstein	YES
266	Councilmember Thayne Atkinson	YES
267	Councilmember Brad Aldridge	YES
268	Councilmember Jenifer Lamb	YES

269

270 **4. POLICE SERVICE CONTRACT**

271 MOTION Councilmember Jenifer Lamb to contract with the Sanpete County Sheriff's
272 Office for police coverage. SECOND Councilmember Bevin Wulfenstein

273	Councilmember Craig Draper	YES
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274	Councilmember Bevan Wulfenstein	YES
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275	Councilmember Thayne Atkinson	YES
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276	Councilmember Brad Aldridge	YES
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277	Councilmember Jenifer Lamb	YES
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278

279 **5. FRAUD RISK ASSESSMENT**

280 Moroni City financial consultant Gary Keddington, reviewed the Fraud Risk Assessment

281

282 **6. HIRING OF NEW PUBLIC WORKS PERSONNEL**

283 MOTION Councilmember Bevan Wulfenstein to hire Travis Brown at \$17.00/hour.

284 SECOND Councilmember Craig Draper. All YES. MOTION carried.

285

286 **7. MORATORIUM OF NEW IRRIGATION CONNECTIONS**

287 Discussion followed

288 Item tabled

289

290 **8. MINUTES**

291 Item tabled

292

293 **9. COUNCIL REPORT**

294 CRAIG DRAPER

- 295 • Speed bump at 300 East
- 296 • Lighting at Center Street Park
- 297 • Fountain at City Hall Park
- 298 • Archery Range/Ruel Christensen

299

300 THAYNE ATKINSON

301

302 JENIFER LAMB

303

304 BRAD ALDRIDGE

- 305 • July 4th events

306

307

308 BEVAN WULFENSTEIN

- 309 • Accessory Dwelling Units (ADUs) Ordinance
- 310

311 **10. MAYOR PAUL BAILEY**

- 312 • Bert Kendall – Mr. Kendall was present and ask the council to pay retirement that
- 313 was missed because of a clerical error. Council agreed that it should be paid by the
- 314 city. Item will be place for motion on the next council agenda.
- 315 Council thanked Mr. Kendall for his years of service to the city and wished him well
- 316 with his retirement
- 317

318 **11. ADJOURN**

319 MOTION Councilmember Brad Aldridge to adjourn the meeting. SECOND

320 Councilmember Jenifer Lamb. All YES. MOTION carried. 11:32 p.m.

Moroni City Special Council Meeting
June 28, 2022
10:00 a.m.

1. MOTION TO START MEETING

MOTION Councilmember Craig Draper to begin the Moroni City Special Council meeting.
SECOND Councilmember Thayne Atkinson. All YES. MOTION carried.

ROLL CALL

Mayor Paul Bailey, Council members: Craig Draper, Thayne, Atkinson, Brad Aldridge.
Jenifer Lamb and Bevan Wulfenstein absent

Staff Present: Carol Haskins, Recorder

2. Fire Department GL account 10-53-70

\$5600.00 previously approved for stabilizing struts and larger tanks for the air fill station
– requesting \$4000.00 be spent on extraction equipment in place of the previously
requested items.

MOTION Councilmember Brad Aldridge to purchase the extrication equipment in place
of the stabilizing struts and larger tanks for the air fill station. SECOND Councilmember
Craig Draper. All YES. MOTION carried.

3. Bert Kendall retirement benefits

MOTION Councilmember Thayne Atkinson to approve up to \$3500.00 for retirement
benefits that were not paid because of a clerical error with his starting date of work in
2006. If the amount is more than \$3500.00 the motion will need to be readdressed.
SECOND Councilmember Brad Aldridge. All YES. MOTION carried.

**4. Councilmember Brad Aldridge reported that he has had Stallings Heating and Air service
one of the HVAC units at the Opera House. The condenser will need to be replaced at a
cost of \$13,000.00. Mayor Bailey suggested getting additional bids.**

5. ADJOURN

MOTION Councilmember Thayne Atkinson to adjourn the meeting. SECOND
Councilmember Craig Draper. All YES. MOTION carried. 9:36 p.m.

***Assessory Dwelling Units
Travel Trailers***

Accessory Dwelling Units (ADUs)

Definition: Accessory Dwelling Unit is a self-contained unit, that consists of a kitchen, bathroom, living space/bedroom, that is within the footprint of a Single-family dwelling for the purpose of long-term rental of 30 consecutive days or longer

- Approval and ADU requirements
 - One ADU permitted per lot
 - Building permit as required to establish an ADU from Sanpete County building inspector for new construction inside primary structure
 - Permitted within the Residential Zone and located within the footprint of a Single-Family Dwelling
 - 25% or less of the total area in the residential zone
 - Mobile homes, travel trailers, boats, or similar recreational vehicles shall not be used as an Accessory Dwelling Unit
 - Owner must reside on the property. Exceptions shall be permitted if the property owner applies to have the occupancy requirement suspended, if the owner has resided on the property for at least one (1) year and if any of the following situations exist:
 - The owner has a bona fide, temporary absence of three (3) years or less for activities such as temporary job assignments, sabbaticals, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this suspension)
 - The owner is placed in a hospital, nursing home, assisted living facility or other similar facility
 - An Accessory Dwelling Unit shall not be rented, leased, or sold separately from the rental, lease, or sale of the primary building located on the same lot
 - Additional off-street parking space is required. No tandem parking allowed and meets Moroni City Code 10-4A-12 per 10-11-5

- Obtain a permit or license from the city for long-term renting – 30 consecutive days or longer
- Registered with the City
- Permit approval is contingent on meeting all applicable building, health and fire codes

Include ADU in section 10-2-1 under Dwelling

Include ADUs in Residential Zone 10-4A-2-1 Permitted Principal Uses

Include ADUs in Off Street Parking Standards 10-11-5

Current ordinance:

10-7-5: Location of Boats, Boat Trailers and Travel Trailers

Boats, boat trailers or travel trailers may not be placed, kept or maintained within the front yard area of the Residential Zone (R). Boats or trailers may be located anywhere on the lot, except in a clear vision zone of a corner lot, for a temporary period not to exceed twenty-four (24) hours for loading and unloading purposes, or for temporary storage not to exceed seven (7) days, if such facility is owned by a bona fide guest of the occupants of the premises. (Ord. 2000-4-12, 4-12-2000)

Would like to add to following language:

Definition: Travel Trailer: Any type of mobile trailer used for travel and recreation

- a. Individuals may use a travel trailer as a temporary dwelling in the city for the space of one (1) week, without any registration or follow up. Any use of travel trailers for temporary dwellings beyond the initial one (1) week can be extended for two (2) weeks, as long as the user registers with the city.
- b. Any desired use of a travel trailer for a temporary dwelling beyond the two (2) weeks may be granted, only following the review of the application by the planning and zoning commission and the city council who will make the ultimate determination.

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