

The following are the approved minutes of the Centerfield City Council meeting held September 21, 2022 in the Centerfield City Hall. Those in attendance; Mayor Travis Leatherwood, Jaden Sorenson, Ryan Stewart, Jon Hansen, and Jackie Huff. Absent Jonah Christensen.

Other employees in attendance:

Meeting is being conducted by Mayor Travis Leatherwood

Meeting opened at 7:00 PM.

1- Roll Call

2- Pledge of Allegiance - Councilman Hansen

3- Invocation - Councilman Sorenson

Minutes of September 7, 2022

Councilwoman Huff moved to approve the minutes from September 7, 2022. Seconded by Councilman Stewart. Carries 4-0.

Public Hearing- Discussion on utility rate increase

Everything has increased, maintenance and upkeep has increased and the buffer the city has for repairs and such is dwindling. The city has not been able to get some grants recently due to the median income versus the base rate for culinary water rates in the city. Current base rate is \$25, numbers the state wants the city to have should be at \$63. If the city increases the utility rates a small amount it shows the state that the city is trying, but can't make it but doing our part. In return they give more grant money out.

Councilman Sorenson made a motion to move into a public hearing to discuss the possibility of an increase of utility rates at 7:07 PM. Seconded by Councilman Stewart. Carries 4-0. Roll call vote Yea Councilwoman Huff, Councilman Hansen, Councilman Sorenson, and Councilman Stewart.

Councilman Christensen arrived at 7:07 PM

Meri Lynn Sorenson brought up the question of the cities with higher rates, how many gallons do they get? For instance Gunnison is 4,000 gallons and \$35 for the base rate. Centerfield is currently at 6,000 gallons and \$25 base rate. Theory is to get a small reserve for repairs and other expenses.

Lisa Williams, what kind of rate hike is the city looking at? Don't have a set amount in mind yet, starting at \$5 up to \$10-\$12. Accountant Keddington said a great start of \$5 per month, per connection would be helpful.

When the city goes to get a grant, the agencies look at what the base water rates are. They look at if it is low, the city must be fine and not need grant money. The city recently applied for a couple grants and were denied because the water rates are too low. Keddington suggested putting away at least \$50,000 per year, currently putting away about half of that. In the long run, if the city takes some small increases now, grant money in the future will more than likely be higher than if no increase had happened.

Meri Lynn Sorenson questioned if it is just the base rate that is going to raise, or the overage rates as well? At this time the city is looking at all rates. Collin Edwards recommended a minimum of \$5 base rate increase and to double or triple the overrun rate. City will definitely look into a different structured rate.

Perry Sorenson commented that the irrigation water is being grossly overused by the farmers. If the city can get irrigation meters or some policing on the farmers, the city wouldn't have the problem they do.

Councilman Hansen made a motion to move out of a public hearing to discuss the possibility of an increase of utility rates at 7:55 PM. Seconded by Councilman Sorenson. Carries 5-0. Roll call vote Yea Councilwoman Huff, Councilman Hansen, Councilman Sorenson, Councilman Christensen and Councilman Stewart.

Meri Lynn Sorenson- Gunnison Valley Hospital Update

Meri Lynn Sorenson is in attendance to give a report on the Gunnison Valley Hospital. New sign on Main Street looks great, currently working on landscaping the lot. Dr. Bryce Barton started at Mid Utah Family Medicine in August. Dr. Stewart's office is being remodeled for a conference center and command center in case of an emergency. Mid Utah Family Medicine is having a new clinic being built on the corner of 100 east 100 north. Pain clinic is running well. GJ Willden will begin in the practice starting November 1st as a provider. New metal shed will be constructed by the fire department in Gunnison to hold the ambulance. Annual audit has been conducted. Hospital is working on community involvement. Hospital was in 6-7 parades in the community. Helped in different areas at the United We March event.

Stacy Willden- Conditional Use Permit

Stacy is not in attendance, but was notified a decision would be made tonight. For review, Stacy Willden is looking to build a commercial building on a lot he owns next to his house roughly located at 400 east 200 south. In order to do so, Stacy would need a conditional use permit, because it is not zoned for commercial use. Legal council advised a lot of areas are going away from conditional use permits and special use permits because there are a lot of issues that come up with them.

Topic dies for lack of a motion.

David Wright- Good Landlord Program

David Wright is in attendance to discuss several things. First comment David had was how to get rid of the 10% penalty on his bill. Wondering why that late fee exists and why it is so high? Business license and the good landlord agreement. If a landlord is required to have a license, what is the city providing to the landlords? Would like to find a way to have utilities into the renters name and then if the fees haven't been paid finding a grace period that the landlord can try to collect those fees. Mayor Leatherwood talked to the office staff, there is a 3 week grace period from when you receive the bill to when the bill is due. The landlord receives the bill, so they know where the bill stands. Policy is after 3 months of non-payment water is shut off and then a \$50 fee is required to get the water unlocked. City give back is if you join the good landlord program you receive a disproportionate fee, \$325 or \$10.

A utility contract was explained that if David agrees to pay his monthly bill, plus an additional set amount every month, late fees will be stopped as long as he pays that amount on the day he chooses to pay it.

Consideration for and adoption of a Parameter Resolution 2022-6 authorizing the issuance of Secondary Water System Revenue Bonds of Centerfield City, Sanpete County, Utah and the calling of a public hearing to receive input with respect to the issuance of such Bonds and any potential impact to the private sector from the construction of the Project

Councilman Sorenson made a motion to adopt Resolution 2022-6 Parameters resolution authorizing the issuance of Secondary Water System Revenue Bonds of Centerfield City, Sanpete County, Utah and the calling of a public hearing to receive input with respect to the issuance of such bonds and any potential impact to the private sector from the construction of the project. Seconded by Councilman Stewart. Carries 5-0. Roll Call Yea- Councilwoman Huff, Councilman Hansen, Councilman Sorenson, Councilman Christensen, and Councilman Stewart.

Unfinished Business/Report of Council Members

Mayor Leatherwood-

Mayor Leatherwood will look into whether commercial renting is outside of the good landlord program. Parker Byington wanted to know what the outcome of the meeting with Jones & Demille's work meeting was. Bottom line is the transmission lines could handle another 50 homes at their current state. Twenty year plan is 147 homes.

Jackie Huff-

Councilwoman Huff tried getting a hold of Linda Christiansen to see if she wanted to be part of the mural design for the park bathrooms. Also tried getting with the art teacher at the high school. Park budget can pay for the cost of the paint.

Jon Hansen-

Councilman Hansen reminded Mayor Leatherwood about the Division of Water Resources contact he had with Melissa Egbert. She is going to get with Garrick Willden to get information to see if Centerfield would qualify for any grant money.

Jaden Sorenson-

Councilman Sorenson commented that irrigation is off for the season.

Ryan Stewart-

Councilman Stewart will check with Peckham Asphalt to see where they are at for starting the road project.

Councilman Hansen made a motion to move into a closed session for pending litigation and possible land acquisition at 8:45 PM. Seconded by Councilwoman Huff. Carries 5-0. Roll Call Yea- Councilwoman Huff, Councilman Hansen, Councilman Sorenson, Councilman Christensen and Councilman Stewart.

Councilwoman Huff made a motion to move out of a closed session for pending litigation and possible acquisition of utilities at 8:53 PM. Seconded by Councilwoman Huff. Carries 5-0. Roll Call Yea- Councilwoman Huff, Councilman Hansen, Councilman Sorenson, Councilman Christensen and Councilman Stewart.

Councilman Sorenson made a motion to adjourn the meeting. Seconded by Councilwoman Huff. Carries 5-0. Meeting adjourned at 8:53 PM.

Lacey Belnap Lacey Belnap, City Recorder
Travis Leatherwood Travis Leatherwood, Mayor
October 5, 2022 Approval Date