

Manti City Council Public Hearing and Regular Meeting

MINUTES

NOVEMBER 9, 2022
6:00 PM

MANTI CITY BUILDING
50 SOUTH MAIN STREET

MEETING CALLED BY	Mayor Alfred C. Bigelow
TYPE OF MEETING	Regular Council Meeting
ATTENDEES	Mayor: Alfred C. Bigelow Councilmembers: Gary Chidester, Jason Vernon and Mary L. Wintch City Manager: Kent Barton City Recorder: JoAnn Otten
ABSENT	Councilmembers: Darren Dyreng and Jeff Killian
WELCOME	Mayor Bigelow
PLEDGE OF ALLEGIANCE	Led by Kent Barton

Public Hearing

ITEM 1	Public hearing regarding proposed impact fee for new electrical service.
Mayor Bigelow welcomed all present for the public hearing. The Mayor then stated that this public hearing is being held to take public comment concerning implementing an electrical service impact fee. He then read the following statement: As your elected leaders, we have the responsibility to our citizens to ensure that we have properly identified the impact of new growth to city infrastructure as we continue to grow. Twenty years have passed since our last study was completed.	

Local governments often charge impact fees to help fund infrastructure improvements. These fees are collected because new construction requires the expansion and upgrade of services to support the additional population and structures. The fees pay for road repairs, new water and sewer lines, parks and trails, traffic upgrades and other services.

City, state and a country governments use impact fees to help defray the financial burden that would otherwise fall on existing taxpayers from new growth and new developments.

Local governments consider several factors when calculating impact fees, including how much money is needed to build new public facilities, which facilities may need upgrades and other potential sources of funding for improvements.

Currently, only one impact fee is being charged, that being \$5,891 for impacts to our culinary water system.

On May 19, 2021 this council met to take public comment concerning its desire to perform an impact fee analysis.

Sometime after that hearing, the city engaged Active Power Engineering to perform an Impact Fee Facilities Plan and Impact Fee Analysis. The analysis was completed several months ago and after study we have determined to establish an Electrical Impact Fee for all new electrical services. The proposed impact fee ranges between \$1,382 - \$2,216 for residential service (depending on service and amperage level). For commercial service, the proposed impact fee would range between \$3,708 - \$77,078 (depending on phases, volts and amperage required).

Mayor Bigelow then invited public comment.

CONCLUSIONS

As there was no public comment, the Mayor closed the hearing.

The public hearing closed at 6:05 p.m.

ITEM 2

Blake DeMill, Power Superintendent - Summary review of Capital Facilities Plan for Manti City Power.

Blake displayed a map showing the electrical infrastructure in Manti City and the location of the planned new substation.

The first upgrade will be a Northwest Substation, which will handle short-term projected growth in Manti City. A map showing the existing power lines and the area for the proposed substation is attached to and made part of the minutes.

DISCUSSION

The Mayor and Council directed questions relative to acquiring property and financing of the project.

ITEM 3

Blake DeMill, Power Superintendent - Review of Impact Facilities Plan & Impact Fee Analysis.

Blake reviewed the impact fee analysis noting how the recommended impact fee is calculated for both residential and commercial services.

This information is attached to and made part of the minutes.

DISCUSSION

The Mayor and Council thanked Blake and the electric department.

ITEM 4

Anjolee Jones, Miss Manti 2022 - request to address Council to present her platform "Behind the Mask".

Miss Manti Anjolee Jones introduced her platform "See Beyond the Mask – Mental Health – There's More than Meets the Eye". She stated that she hopes to bring awareness to mental health throughout the community and at the local high school.

Anjolee said that she has participated in two suicide prevention walks and has also been involved in implementing "Hope Squad", which is a Peer Suicide Prevention program at Manti High School. She serves as the current spokesperson for this organization.

She then explained that Manti High School is hosting a Christmas Festival that will be accepting donations and holding a silent auction to benefit fellow Templar families in need this Christmas. She then requested that Manti City donate to this worthy cause.

DISCUSSION

Mayor Bigelow requested that Anjolee provide the donation form to the City office and it will be reviewed by the City Council. He also thanked her for her volunteerism.

Councilmember Vernon also thanked Anjolee for all she has accomplished and how she has represented Manti City.

ITEM 5	Discussion concerning proposed impact fee for new electrical services.
Mayor Bigelow asked if there was any discussion relative to a proposed impact fee for new electrical services. Councilmember Wintch stated that she felt it was essential to establish a new electric service impact fee due to the growth Manti has had and will have in the future. She then inquired if a study on a sewer impact fee will be conducted. City Manager Barton said he would get a cost estimate for the study.	

ITEM 6	Discussion concerning proposed culinary water treatment plant.
Mayor Bigelow reported that he and City Manager Barton, Public Works Director Cory Hatch had met with three engineer firms that had provided proposals for the construction of a treatment plant and Sunrise Engineering was awarded the contract. They will provide a plan to development the treatment plant and will also pursue funding options for the city. Councilmember Vernon stated that a treatment plant is vital in utilizing the available water and making sure it is safe for our citizens. City Manager Barton said that a meeting with Sunrise was scheduled for Thursday to review the project and move forward with plans. He said that the first step would be to determine a location for the plant. Barton stated that Manti City has an opportunity to receive possible funding from CIB, Division of Drinking Water or USDA. Sunrise Engineering will provide assistance in applying for the different funding options.	

ITEM 7	Kent Barton - Monthly financial report: October 2022 statements.
City Manager Barton presented the October 2022 Financial Statement, which is attached to and made part of the minutes.	

He reported that 33% of the budget year is complete with total budgeted revenues realized at approximately 36% and total budgeted expenses coming in at 36.6%. He then reviewed the Enterprise and Special Revenue Funds with water revenue at 38.8% of budget and expenses at 21.4%, sewer department budgeted revenues at 35% and expenses at 22% and electric fund budgeted revenues at 33% and expenses 31.3%.

Some discussion ensued.

ITEM 8

Continuing Business

Discussion concerning need to resurface swimming pool.

City Manager Barton stated that as previously reported, the pool has a leak in the gutter area and CEM Aquatics has diagnosed this but is unable to make the needed repairs until spring. Renew Pool will be able to do the resurfacing of the pool after the leak is repaired, but this may cause the pool to be open a little later than normal.

ITEM 9

Councilmembers Reports

Councilmember Wintch reported that she had completed research relative to the nuisance ordinance and also was able to meet with the city attorney regarding same. She made inquiry as to when a public hearing would be scheduled hoping this would be in January.

Councilmember Vernon said that he would like to see a draft document available for the public hearing. He also stated that following through with nuisance issues is important but staffing and man power is also a problem. He continued by saying that if this is pursued, the council must be supportive in helping the staff be successful.

Councilmember Wintch stated that Manti City has hired a ZAN officer who should be handling nuisance problems. City Manager Barton said that without hiring additional employees, this would be difficult as we are short two crew members.

Mayor Bigelow stated dealing with nuisance issues is a challenge to enforce and he would rather see a positive approach with possible incentives for citizens who work to clean their properties.

He then instructed a public hearing to be scheduled in January of 2023.

Councilmember Wintch reported that she had the opportunity to tour the Hunter Power Plant and was amazed at the complexity of producing power. She thanked UMPA for the opportunity to tour the facility.

Councilmember Wintch said that supplies needed for the walking path should be purchased by the end of the year in order to receive reimbursement.

ITEM 10

Public Comment - two minutes per each comment.

Jill Colby stated that she is the founder of Cycle Sanpete, which is a local advocacy group affiliated with Bike Utah. She said their mission is to improve traffic congestion, air pollution, health and fitness and to create a better community through cycling.

She continued, stating that in partnership with the Governor, they are helping communities build 1,000 new miles of family-friendly bicycle lanes, paths and trails.

She then said that in 2017, Governor Herbert initiated the 1,000 Miles Campaign to build 1,000 new miles of family-friendly bike paths, lanes and trails by 2027. Governor Cox will continue this initiative as he prioritizes active transportation throughout Utah.

So far 664 miles have been built around the State of Utah, and there are 356 miles left remaining in this campaign. The vision is to claim some of these miles and have a protected two-way bike path that runs throughout Sanpete County alongside US-89.

UDOT already has the money allocated for these types of projects – it's up to the community and local government to advocate the remaining miles to be built here.

A protected two-lane bike path will improve safety and can be enjoyed by cyclists, runners, skateboarders, etc. Everyone deserves to affordably get from point A to point B safely. She said that it is her hope that Manti City will advocate with them and make Sanpete County a better place to live.

ACTION TAKEN

The Mayor and Council thanked Ms. Colby for bringing this opportunity to their attention.

Mayor Bigelow stated that at the Mayors and Commissioners meeting, the Mayors were discussing bike paths and he would follow up with this.

ITEM 11

Mayor Bigelow.

Mayor made note of the following items:

- The Halloween Festival was a huge success with it being well attended. He wanted to thank Joan Shand for chairing this activity and all of those that were on the committee.
- The next council meeting will be held on December 14th with a public hearing regarding conditional uses and electric impact fee.
- The annual employee Christmas party will be held on December 16th at the old city hall. The city council and all employees are invited.

ITEM 12

Consideration of minutes of the previous meetings.

The minutes from the previous meeting were held over until the next meeting.

ITEM 13

City Manager - Kent Barton.

City Manager Kent Barton reported on the following:

- The planning commission had met and are continuing to work on the conditional uses in the Downtown Commercial, North Gateway and South Gateway Zones. They are tentatively planning a public hearing for December 13th at 6:00 p.m.
- The Christmas Light Parade will be on Friday, November 25th at 6:00 p.m. with a gathering at the high school gym afterward.
- The contract with AT&T for the cell tower has been executed and sent back.
- Made note of the invoice from South Sanpete School District for the resource officer.

Requested closed session to discuss property negotiations and the Mayor said he also had an issue dealing with litigation matters for closed session.

ACTION TAKEN

Councilmember Jason Vernon moved to adjourn from regular session into closed session to discuss property negotiations and litigation, seconded by Councilmember Mary Wintch. Councilmembers voting “aye”: Jason Vernon, Mary Wintch and Gary Chidester. Councilmembers voting “nay”: none.

Adjourned from closed session into regular session.

Councilmember Jason Vernon moved to pay the bills and adjourn the meeting, seconded by Councilmember Gary Chidester. Councilmembers voting “aye”: Jason Vernon, Gary Chidester and Mary Wintch. Councilmembers voting “nay”: none.

ADJOURNED	8:10 P.M.
NEXT MEETING DATE	Regular council meeting and public hearing – December 14, 2022

General Account

Susan Hatch	\$ 342.59
Utah State Treasurer	573.20
Kent Barton	285.67
Cynthia Lopez	213.84
JoAnn Otten	75.00
Meagan Johnson	299.04
Zions First National Bank	1,525.15
Sunny Hammouri	190.94
ETJ Law	100.00
Alfred Bigelow	161.24
Cody Savaski	190.00
Utah State Division of Finance	270.00
Utah Municipal Power Agency	95,967.53
Casey Johnson	524.34
Zions First National Bank	3,133.46
Bruce Ericksen	61.76

Alfred Bigelow, Mayor

JoAnn Otten, City Recorder