

MINUTES
ENOCH CITY COUNCIL
December 7, 2022 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

Members present:

Mayor Geoffrey Chesnut
Council Member David Harris
Council Member Richard Jensen
Council Member West Harris
Council Member Katherine Ross
Council Member Shawn Stoor

Staff present:

Robert Dotson, City Manager
Ashley Horton, Treasurer
Justin Wayment, City Attorney-excused
Hayden White, Public Works Director
Lindsay Hildebrand, City Recorder
Jackson Ames, PD Chief

Public Present: Travis Boehm, Bryce Poulson, Mike Mestas, Anderson Humphreys, Dustin Roy, Travis Carter

1. CALL TO ORDER OF REGULAR COUNCIL MEETING

- a. **Pledge of Allegiance-** Led by Council Member Stoor
- b. **Invocation (2 min.)-Audience invited to participate-** Given by Council Member Jensen
- c. **Inspirational thought-** Given by Mayor Chesnut
- d. **Approval of Agenda for December 7, 2022- Council Member D. Harris made a motion to approve the agenda. Council Member W. Harris seconded and all voted in favor.**
- e. **Approval of Minutes for November 16, 2022- Council Member D. Harris made a motion to approve the minutes. Council Member W. Harris seconded and all voted in favor.**
- f. **Ratification of Expenditures- Council Member D. Harris made a motion to ratify the expenditures. Council Member Jensen seconded and all voted in favor.**
- g. **Conflict of Interest Declaration for this agenda- None stated**

2. PUBLIC COMMENTS

Travis Boehm expressed his concerns for the proposed changes in the water rates. He said he was saddened at the amount the cost will increase. He bought a house here in Enoch about 22 years ago and has made every attempt to make sure that he would be safe with his landscaping and such. He went over his bills from last June to now and with new rate one month's bill would have been \$120 just for water. He had based his landscaping decisions on the allowed 30,000 gallons per month. It's not responsible to punish people like him. He is now forced to spend the extra money to take out more lawn. He's talked to other residents and they didn't understand the change in cost. He remembers a few summers where he used 90,000 of water a month. He said doesn't know why this is happening and he doesn't know what to do. *Mayor Chesnut said the big cost is that there hasn't been an adjustment to the water rates in decades. Our cost goes up and though there isn't a concern with water rights, there is a concern about the cost to get the acre foot of water to your house. The water company loses money year after year to get us water. The main push has been to bring the base rate to a sustainable level so we aren't in the negative. The completed analysis showed that less than 30 residents will be significantly impacted. When we need to be maintaining our system and making sure we have money to do that.* Mr. Boehm said he doesn't know that he agrees with the reasoning behind the rate increase. *Mayor Chesnut said we know what it costs to bring the water to every home and what we are bringing in. The numbers don't match up.* Mr. Boehm said this will devalue property rates

and now we will end up with dirt lots because people won't be able to water their lawn. He believes that everyone is supposed to have their yards landscaped. *City Manager Dotson said he could give Mr. Boehm the information regarding how this decision was made.*

**3. REFUND ZONE CHANGE APPLICATION FEE FOR ASPEN ACRES
SUBDIVISION – Brandon Hunt**

Cameron Romney was representing this project and is partners with Brandon. Their plans haven't changed. They thought the property was zoned R-R-1 and are asking if they can get the zone change application fee refunded. There was just a miscommunication. City Manager Dotson said the annexation application of this subdivision came in with a zone of R-1-11. Council Member Stoor asked what the fee amount was that needs to be refunded. Mr. Romney said \$500.

Council Member Jensen made a motion to refund the zone change application. Council D. Harris seconded and all voted in favor.

**4. CONSIDER RESOLUTION NO. 2022-12-7 A RESOLUTION TO AMEND THE
ENOCH CITY FEE SCHEDULE – Hayden White**

Hayden White said this is the same situation that was addressed at the last Council meeting. However, it is for the 2" and the 3" meters. This is to be able to track the price of these meters. He thought they came back and paid the meter fee but they didn't. This covers the cost.

Council Member D. Harris made a motion to approve Resolution No., 2022-12-7 a resolution to amend the Enoch City Fee Schedule. Council Member Ross seconded and a roll call vote was held as follows.

Council Member Ross: Yea

Council Member W. Harris: Yea

Council Member D. Harris: Yea

Council Member Jensen: Yea

Council Member Stoor: Yea

**5. CONSIDER CAPITAL IMPROVEMENTS PLAN FROM 2003 TO 2028 AND
SET A PUBLIC HEARING FOR DECEMBER 21, 2022**

City Manager Dotson said this list is due by January 3rd and we have to have a public hearing on it. In conjunction this is basically our entire infrastructure (length of pipe for sewer water, Police Department fleet, etc. They went through everything within the city to get money from the CIB. The list prioritizes by need of projects. This helps to see what projects come to fruition in the next 5 years. He went over the CIB list in detail. Water, storm drainage, and sewer were the main items. This is also based upon timing. We could potentially start the reuse project next year if Cedar City agrees. The second item is upgrading the Little Eden well. We can get a grant from the department of environmental Equality. This gives CIB an idea of what we are looking at. We would apply for that in October. We wouldn't get the money awarded until February of 2024. The plan that NRCS is doing now won't be done until then. We would apply in the spring of 2026 for construction. We also need to upgrade the Garden Park irrigation well. We have plans to hook that to our secondary system. We need to acquire and build four detention basins. This could be winter of 2024. City Manager Dotson showed these projects up on the screen to get a better idea. We want to widen and put a turning lane to go over to summit frontage road. Council Member Stoor asked if there is any consideration for active transportation for Highway 91. City Manager Dotson said we already have half of the road done and we could potentially do some active transportation on the west side with a grant. That would take some major engineering and right of way issues. It wouldn't necessarily be connected to the existing one. City Manager Dotson said we would want to do it at the same time. The Police Department remodel and expansion is a need. We could expand the building for about \$500,000, but there are other projects in play that may come to fruition depending on what land is available. Developers

have talked about potentially putting in another city hall. All of this could change. There is also a new 2 million gallon storage tank on the list. This is another one that we may potentially need on the north side of I-15 and Pinnacle Ridge. This has to go through a public hearing and presented to the Five County Associations of Governments. He asked for any questions or comments. There were none.

Council Member Jensen made a motion to set a public hearing for December 21, 2022 regarding the Capital Improvements Plan from 2023 to 2029. Council Member D. Harris seconded and all voted in favor.

6. CONSIDER LOSS OF GARBAGE CAN FEE AND CAN LABEL

Hayden said we have had a lot of issues with trash cans. With the high winds, residents have lost their can and the Public Works employees end up going out to look for them. We would like to impose a fee or require residents to put their address on it. Is this even something to consider or do we need to just encourage people to put their house numbers on their can? Council Member Jensen suggested getting volunteers to paint the house numbers on. He was thinking of charging \$25 or \$35 for a lost can. He also thought about adding the new can onto their account as a second or third can and they keep paying that until their original can was found or they pay the \$95 replacement. We would then buy packets of numbers to put on the cans. Council Member D. Harris suggested encouraging people to label their can so it's easier to get it back. Mayor Chesnut said we should notify the community that they can put something on their can. Council Member Jensen asked what number of fee we would charge. Hayden said about \$10. Mayor Chesnut said we will bring it back as an action item.

7. COUNCIL/STAFF REPORT

Chief Ames said they are all staying busy, but he didn't have anything significant to report.

Ashley Horton said she has been working on the end of year tasks and budget.

City Manager Dotson said they reviewed the project priority list for all of the projects in the county that are not just maintenance. Cedar City is doing a major Access Management and Transportation Plan on SR-130 through cedar and Highway 56. The County is doing an access management plan on the belt route from the new Enoch interchange up around the north end of Enoch and Highway 56. Part of that Access Management Plan is where they will allow connections to existing and future roads. They don't want to have connections within a mile of each other. Specifically, they would have connections at Enoch Rd. Minersville Highway and Bulldog Rd. They also talked about where to put roundabouts on those connections. There are plans for 2 roundabouts in Brian Head. We still have on our list, the connections from Cedar City to Enoch. Also, the documents for the property where the new tank will go are with the judge and it's just a matter of him signing them.

Council Member Ross said the Planning Commission is still going over General Plan and we went over the part for historical locations and it was brought up to see if we should have a Historical Committee. Council Member D. Harris would be interested in having the committee if we could fill the spots.

Council Member W. Harris said the Economic Development Committee will be tomorrow. He was able to ride along with the police on Monday.

Council Member D. Harris said the newly formed Financial Committee met to look at salary issues for positions in Enoch City. They reviewed the data and we have been far below the average of similar positions in the area. Turnover is expensive and costly for more reasons than money. In this economy, good help has been hard to find, so remaining competitive is important. In review, they have also talked about the idea that there is an excess of savings each year and, statutorily, we aren't allowed to do that every year. We need to find a good use for it. Coming in line at the average or close to it is a good thing to do. Ashley has done the work and figured out to

bring people into the range that they should be paid in their salary. We will review that in the next meeting for the public hearing. When we hire new people we have to train. City Manager Dotson said we need to take the budget and have it available to the public for the next two weeks. He shared a spreadsheet with the information. Mayor Chesnut said the idea is to bring us into an average. City Manager Dotson said our current policy is to have a range of pay per job description. Instead, they created a step and grade process. He explained how it calculates the numbers. They took all of the compensation that everyone gets in those jobs with everyone in Iron County. The difference of the average for each job is \$329,256.88. Ashley said they looked at the trend for the last 3 or 4 years and they have had enough revenue to cover this difference without dipping into the account. It's sitting at the max and every year we try to find a solution by moving it. She had a spreadsheet of yearly increases with benefits and salary. The last 3 or 4 years we have had additional revenues. Mayor Chesnut said since our employees are helping maintain that frugality, we use those funds in a more efficient way. We have seen that in the Police Department. Our retention has changed since his first day as Mayor. Council Member Stoor said the spreadsheet allows for an easy management. Mayor Chesnut also said it's subject to being reviewed by the Council every year. Council Member Ross said regarding the water rate increase, it should be pointed out that water is a different company. We are talking about two separate companies. The water is different. Mayor Chesnut said we will bring this back on the budget at the next meeting.

Council Member Jensen reported on Wreaths Across America. Everything is lined up and ready to go. The event is December 17th at noon.

Council Member Stoor said Hayden has been doing a lot at Iron Mountain Park. The paint for the pickle ball court is ordered.

City Manager Dotson said the Planning Commission will review the Moderate income housing element of the General Plan. The state of Utah has given us a failing grade on our report for moderate income housing strategies. They failed 47 cities. The General Plan is general. They want us to have our strategies, the actions we will take, and a timeline to accomplish those actions. He gave examples. Does this mean we have to do something new every year or is it ongoing? The state said yes, this is something new every year or we have to change every year to increase the density and to show how we are providing resources and availability for affordable housing. The penalty is no transportation funding. This has to be done by February 23rd. Council Member W. Harris asked if we are looking at other cities that have passed. City Manager Dotson said yes and he gave examples of what they have done.

10. ADJOURN Council Member Jensen made a motion to adjourn. Council Member Ross seconded and all voted in favor.

Lindsay Hildebrand, City Recorder	Date
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