

The following are the approved minutes of the Centerfield City Council meeting held December 7, 2022 in the Centerfield City Hall. Those in attendance; Mayor Travis Leatherwood, Jaden Sorenson, Ryan Stewart, Jon Hansen, Jonah Christensen, and Jackie Huff (through telephone).

Other employees in attendance: Lacey Belnap & Randi Hunt
Meeting is being conducted by Mayor Travis Leatherwood
Meeting opened at 7:00 PM.

- 1- Roll Call
- 2- Pledge of Allegiance - Councilman Sorenson
- 3- Invocation - Mayor Leatherwood

Minutes of November 16, 2022

Councilman Christensen moved to approve the minutes from November 16, 2022. Seconded by Councilman Stewart. Carries 5-0.

Chelsi Helms- Business License

Chelsi Helms is in attendance to get a business license for a nail business in her home. Plans on Monday-Friday, one car at a time mostly afternoons to evenings. Business will be called Nails by Chelsi.

Councilman Hansen made a motion to approve a business license for Chelsi Helms to be named Nails by Chelsi located at 40 south 100 east. Seconded by Councilman Christensen. Carries 5-0.

Parker Byington- Heritage Heights Dairy

Parker Byington is in attendance to ask for an existing water connection to be restored to the two houses for his employees so they can have potable water. Council has a few things to discuss regarding connections and will come back to Mr Byington's request later in the meeting.

Jordan Rittmeyer- Animal Control/Code Enforcement

Mayor Leatherwood, Councilman Christensen and Chief Henrickson met with Mr. Rittmeyer last night and discussed the issue.

Secondary Water Meters- Garrick Willden- Jones & Demille and Councilman Sorenson

Grant is for \$1.102 million. Loan is for \$402,000. Once all paperwork is in place the project will go before the board of Water Resources one last time. Total project funding is \$1.574 million. 70% is grant money Water Resources requires applicants to come up with funds. That amount is roughly \$70,000. Garrick has plans for where each meter will be placed. Stewart will go over them one last time.

If the city purchases the meter then you don't have to pay the sales tax, you work directly with the supplier. If there are issues they will be a lot easier to resolve. Councilman Sorenson would like to go with the Zenner meter, one deciding factor for that decisions is that it is more cost efficient and Mayfield is going with the Zenner meter as well, which will help

Councilman Sorenson made a motion to go with the Zenner secondary water meters with the shut off valve and Smarter Technologies Software for the secondary metering project. Seconded by Councilman Christensen. Carries 5-0.

Recorder Belnap looked at the current budget and it looks like the 4.4% applicant amount has been budgeted for.

Garrick suggested being careful with the bigger (AG) meters. Grant is specifically for residential. Garrick suggested looking at what is needed for ag and going after more funding.

Garrick is wanting to know if there are any changes that need to be made on the culinary water master plan. Look at going over the plan together in either a work meeting or a council meeting.

Resident Kevin Hansen made a comment that everyone needs to be metered at the same time. Ag needs to be treated the same as residents to keep it fair for everyone.

Adoption of General Plan

Mayor Leatherwood pulled up the current draft of the general plan for the audience to review. This is a living document. Planning and zoning board has reviewed the general plan and recommended the council adopt the plan as a living document. Plan is something the city works on constantly. Information is not set in stone, just a guideline. Council asked for more time to review the document and will tentatively adopt at the January 4, 2023 city council meeting.

Moratorium Expiration Plan moving forward

Moratorium has expired, Mayor Leatherwood would like to know what the plan is moving forward. Councilman Hansen is fine with moving forward with issuing 15 permits this year to catch up from the past year. Councilman Sorenson is good with that as well, but would like the impact fee studies in place because those users will be the ones impacting the system and need to pay for it. Mayor Leatherwood and Garrick Willden have been working with Melissa Egbert on the impact fee study. Once study comes back, Centerfield city will need to hold a public hearing to accept the new fee structure and then wait a 90 day grace period for the fees to be in place. Mayor Leatherwood believes there are a few that had submitted building permit applications before the moratorium was voted on. Councilman Christensen is good with issuing permits to those who had submitted as well and issue a connection for Parker Byington.

Councilman Sorenson commented that it is not Centerfield's responsibility to grant previous building permit applications, it's unfortunate timing. Councilman Sorenson is not in favor of issuing any permits until the impact fee studies are back and in place.

Mayor Leatherwood suggested holding a public hearing on January 4, 2023 to make necessary changes for connection fees, vote and adopt. Anything that doesn't require the 90 day wait period go ahead and issue under the current connection fees.

If Cenerfield City needs to wait on the impact fee and 90 day grace period, no permits will be issued until the 90 day grace period has expired. Councilman Sorenson and Councilman Hansen want all fees to be increased before any building permits are issued. Connection fees can be done. Mayor Leatherwood suggested a work meeting be held to discuss culinary rates and 2W rate increase as well once the impact fee study comes back. Mayor Leatherwood will talk to Kevin Daniels about the legal aspect.

Impact fee structure for culinary, sewer and irrigation

Garrick Willden from Jones and Demille has been great to help in the discussion with Melissa Egbert. Hoping impact fee studies will be back within the next week or two.

Parker Byington culinary connection is being brought back up. A meter is in place. Parker is wanting a reconnection for an out of town base rate. Councilman Christensen is wondering if the rate structure should be like the trailer park? Each home would have its own base rate and overage rates additional as always. Councilwoman Huff thought no new connections out of city limits? Councilman Sorenson explained that this is an existing connection, and the meter is already in place. Would not work for a new connection at Parker's house for example. Parker would like to know if they could come back and ask for additional water for the dairy at some point? At this point, the council isn't willing to consider hooking the dairy onto the city system.

Councilman Christensen made a motion to approve a reconnection of the current meter for Parker Byington for two mobile homes. If any connection above and beyond this is connected, or abused in any way outside these two homes, water will be removed permanently. Seconded by Councilman Stewart. Carries 5-0.

Unfinished Business/Report of Council Members

Councilwoman Jackie Huff-

Councilwoman Huff had a resident contact her wondering why the council has not followed through with the concerns the residents brought up at the city barbeque in August. Examples are junk cars on the sides of roads, weeds. Councilwoman Huff would like to budget money to hire a code enforcement officer so all the concerns can be taken care of. Mayor Leatherwood

met with Chief Hendrickson and city manager Dennis Marker from Gunnison to discuss the needs of a code enforcement officer.

Councilman Jaden Sorenson-

Councilman Sorenson met with Robert Childs and will have a resolution by December 19.

Councilman Jonah Christensen-

Councilman Christensen is working on several current dog issues. Will hopefully get them resolved this week.

Councilman Sorenson moved to go into a closed session to update the council on current litigation at 8:33 PM. Seconded by Councilwoman Huff. Carries 5-0. Roll Call Councilman Sorenson, Councilwoman Huff, Councilman Christensen, Councilman Stewart, and Councilman Hansen.

Councilman Sorenson moved to go out of a closed session to update the council on current litigation at 9:04 PM. Seconded by Councilwoman Huff. Carries 5-0. Roll Call Councilman Sorenson, Councilwoman Huff, Councilman Christensen, Councilman Stewart, and Councilman Hansen.

Councilman Sorenson made a motion to adjourn the meeting. Seconded by Councilwoman Huff. Carries 5-0. Meeting adjourned at 9:04 PM.

Lacey Belnap Lacey Belnap, City Recorder
Travis Leatherwood Travis Leatherwood, Mayor
January 4, 2023 Approval Date