

Minutes of the Altamont Town Council Meeting
January 12, 2023
15588 West 4000 North Altamont Utah

Present:

Clyde Watkins

Ole Olsen

Shilo Monney

Glen Jessen

Craig Kettle, Town Employee

Amanda (Mandy) Gardner, Town Clerk

Public:

Vicki Jessen

Cameron Olsen

Clyde Watkins called the meeting to order at 7:10 p.m.

Minutes Approved (7:12 p.m.)

A Motion was made by Shilo Monney to approve the minutes of November 10, 2022 as written. Motion seconded by Glen Jessen. Motion carried unanimously.

Audit (7:13 p.m.)

Cameron Olsen provided council members with copies of the audit. Mr. Olsen reported on revenues: taxes \$151,248, in 2021 taxes were \$148,000. Charges for services \$104,639 which is less than last year due to less fires. Total revenue \$307,768. Total Expenditures \$223,540. The difference between revenues and expenditures 84,228 positive. Looking at utilities, revenue of \$60,876 and expense of \$78,505 with a negative difference of (\$17,629).

Shilo asked if it is normal to have a negative. Mr. Olsen replied it is very normal, the cause is depreciation, a non cash item, at \$58,343. Looking at the cash flow gives a better understanding. Income \$59,649 with expenses at 19,833 with a positive difference of 39,816. Last year the difference was \$40,000 the town has been very constant over the years. It is good to be in the positive because there is a \$27,000 loan payment, the town will have until 2042.

Mr. Olsen advised the council to watch interest rates in order to get the best return on the Town's investments. Mr. Olsen reported that internal controls looked solid, and Mandy is doing an excellent job. There are a few old accounts that he advised Mandy to clean up. Mr. Olsen informed the council that on the next audit he will be looking to see that the town has amended the budget.

Cameron Olsen left the meeting (7:25 p.m.)

Fire Department (7:27 p.m.)

Postponed as Fire Chief Phillips was not in attendance.

Zoning (7:28 p.m.)

Mayor Watkins stated that this is on tonight's agenda to prep for the splitting of a lot next month. One of the proposed lots does not meet any of the current size requirements. When the zoning committee met about rezoning that property, they agreed to the rezoning, if the change was within a couple of feet. The question what does a couple of feet mean? Does it mean 20 feet,

does that mean 2 feet? There needs to be some clarification. R7 requires 7000 square feet. The proposed split is 4939 square feet. Is the zoning committee okay with that difference? Vicki asked why is the middle lot so small? Why they did not make the third section smaller? Mayor Watkins points out that in the future that small lot could be a problem for future owners. In the future if someone wanted to replace the current structure, they would not have many options available and possibly could come to the council asking to be exempt from current ordinances and or regulations. Mayor Watkins reminded the council that the zoning committee decides the zoning while the council decides on the splitting of the lot. Vicki Added that it is hard to make a decision without an explanation of why they are making one lot so small. Mayor Watkins informed the council that the decision to allow one lot to be smaller than the required size is not a variance, because variances tend to have a time limit.

Utilities (7:48 p.m.)

Mayor Watkins stated that the legislation on meters, is to have individuals be more responsible for their water use. One meter for the whole town is not going to work. Grant money will lessen as time goes on. It is time for the council to make a decision on how to go forward. The grants are not for 100% funding, the rates will need to be increased to pay for the Town's part of the meters. Mandy informed the council that one grant has already taken application three different times. Mayor Watkins adds that there is a possibility of legislation that would make Altamont exempt from the current legislation. There is also the possibility of that legislation not passing. Does the Town go ahead and install meters only to have new legislation exempt us. Does the Town wait and hope for the new Legislation only to have it not pass and run the risk of the grant money running out. The Town is in no man's land when it comes to water. Our water is Federal water, and this legislation is on the state level.

The Town will hold a public meeting at next month's council meeting, to inform the public of possible rate increase.

Upper Community Recreation District (8:01 p.m.)

Shilo reported that UCRD is not going to come up with a formal agreement. UCRD feels that last year worked without an agreement and is wanting to continue on this year, like last year. Shilo asked the council if they agree that it worked? Ole and Glen both want to know if they paid all invoices and if this arrangement worked for Craig. Shilo stated over all he thought it worked. When it comes to major changes like upgrades, is it better for UCRD to be over the park. Craig stated that while it created more work documenting time, over all it was okay. What he did not agree with, was when, without prior warning the wood chips for the playground showed up. Ole asked if the town paid for the wood chips. Mandy answered no the town did not pay for the wood chips.

Shilo stated that on the financial end of things that last year ended up being about 2000 over UCRD's budget. Mandy added the total amount billed to UCRD was \$18,513.00. That number will increase \$100 to \$120 when December's electric bill comes. Shilo stated that is a good deal for UCRD, as it is less than the quote that UCRD had to just take care of the lawn. The quote for mowing the lawn was \$28,000-\$32,000.

Glen stated that the informal agreement could only be on a year to year basis. Shilo asked for legal reasons, does the town need to have a formal lease agreement. The town knows that in Commissioner Miles opinion this agreement is fine, the question is, are we legally covered. This year we will keep things as is.

Shilo asked Craig, if he counted any paper work filled out to his timesheet. Craig answered that he had one or two days a week just for the park and did everything on those days. Shilo asked Mandy if she added her time to the invoices. Mandy answered she did not charge them for her time last year. The council agreed that Mandy's time needs to be added to the invoices.

Mayor Watkins asked Shilo what the bylaws said about board members term length. Vicki added that she thought that they may have taken out term length out of their bylaws. Shilo was not sure, he added that URCD has mentioned that different board members will change at different times.

Fraud Risk (8:16 p.m.)

Mandy reviewed the assessment with the council members. Conflict forms were filled out and signed, at the next meeting the code of ethics will be available for the council to sign.

Mayor Watkins stated the purpose of the fraud risk assessment is to educate council members of what the State would like to see on the boards and Councils. He stated that it is not necessary to pass all points on this assessment, but to see areas where the Town could improve.

Training (8:28 p.m.)

Training postponed due to technical issues and time restraints

The next council meeting, February 9, 2023 at 7:00 p.m.

A Motion was made by Glen Jessen to end the meeting at 8:29 p.m. Motion seconded by Shilo Monney. Motion carried unanimously.

Read and approved this 9 day of February, 2023.
Minutes of the meeting prepared by Amanda Gardner Town Clerk