

MINUTES
ENOCH CITY COUNCIL
March 3, 2021 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

Members present:

Mayor Geoffrey Chesnut
Council Member David Harris
Council Member Jolene Lee
Council Member West Harris
Council Member Katherine Ross
Council Member Shawn Stoor

Staff present:

Julie Watson, Recorder-Zoom
Ashley Horton, Treas.
Justin Wayment, City Atty.
Hayden White, PW Dir.
Robert Dotson, City Mgr.
Jackson Ames, PD Chief

PUBLIC PRESENT: Doug Grimshaw, Travis Young, Leonard Correa, Martin & Susan Tyner and Arlo Fawson

1. **CALL TO ORDER OF REGULAR COUNCIL MEETING**-By Mayor Chesnut at 6:00pm.
 - a. **Pledge of Allegiance**-Led by Council Member Stoor
 - b. **Invocation**-Audience invited to participate-Given by Council Member David Harris
 - c. **Inspirational thought**-Given by Mayor Chesnut
 - d. **Approval of Agenda for March 3, 2021**-Council Member David Harris made a motion to approve the agenda. Motion was seconded by Council Member Ross and all voted in favor.
 - e. **Approval of Minutes for February 17, 2021**-Council Member David Harris made a motion to approve the minutes. Motion was seconded by Council Member Ross and all voted in favor.
 - f. **Ratification of Expenditures**-Council Member David Harris made a motion to approve the expenditures. Motion was seconded by Council Member Ross and all voted in favor.
 - g. **Conflict of Interest Declaration for this agenda**-none stated

2. **PUBLIC COMMENTS**

Martin Tyner told about his plans for a bird refuge rehabilitation center he would like to locate in Enoch City out by the animal shelter where is looking at obtaining property. He gave a great many details about what he does in regard to raptors at his current location up Cedar Canyon. He asked for the support from Enoch City.

3. **CONSIDER H & H GRIMSHAW MINOR SUBDIVISION**-Doug Grimshaw-The Council will consider the Planning Commission recommendation on the minor subdivision application.

Doug Grimshaw came up to represent the family applying for the minor subdivision. He said this is a 14-acre parcel on Midvalley and Minersville Hwy. that goes east with the four (4) acre parcel behind the Clark minor subdivision fronting onto Homestead Blvd. It is fields right now however they have a buyer for the four-acre parcel who intends to subdivide and develop lots. The ten (10) acres along Minersville Hwy. is zoned Community Commercial (C-C) and the four (4) acres is zoned residential already. Council Member Ross said the Planning Commission sent a favorable recommendation with no comments or issues on this application. Doug noted it

could be accessed from Homestead Blvd. as that is a master planned roadway although it is not paved at this time. There is an easement to Minersville Hwy. so Homestead will go through at some time in the future. When they sold land to the Ladybug Nursery the road easement was deeded to the City. All of the utilities for this area are in Lovell Lane which will also be an access in and out. At some point Lovell Lane will most likely be deeded to the City as it is a utility easement. Lovell Lane also is the natural split between the two parcels of land in this application. It was noted this will be separated by the creation of two deeds with the legal descriptions which the Planning Commission Chairman will sign and then they can be recorded with the County.

Council Member West Harris made a motion to approve the minor subdivision for H & H Grimshaw. The motion was seconded by Council Member David Harris and all voted in favor.

- 4. RESOLUTION NO. 2021-03-03 A RESOLUTION GRANTING APPROVAL OF THE FINAL PLAT OF SETTLERS SQUARE SUBDIVISION, PHASE 3-Go Civil Engineering-The Council will consider the Planning Commission recommendation on the final plat resolution.**

Mayor Chesnut said the City Council is considering the final plat of Settlers Square, Phase 3, which will complete this subdivision. Council Member Ross said the Planning Commission sent a favorable recommendation with no issues. Arlo Fawson of Go Civil Engineering said they coordinated with the developer of Iron Mountain Subdivision, Phase 7 to complete Half Mile Road through to the end of their developments. It was noted by City Manager Dotson that this was not required but was done and is a benefit to the City. That does not affect this plat but they worked together for the benefit of the City. All is in order in regard to meeting all City requirements and ordinances.

Council Member David Harris made motion to approve Resolution No. 2021-03-03, a resolution granting approval of the final plat of Settlers Square Subdivision, Phase 3. The motion was seconded by Council Member West Harris and a roll call vote was held as follows:

Council Member David Harris-Yes	Council Member Stoor-Yes
Council Member Ross-Yes	Council Member West Harris-Yes
Council Member Lee-Yes	Motion passed unanimously

- 5. CONSIDER SUPPORT FOR THE RISE ENOCH PROJECT-Travis Young-The Council will consider support for the RISE ENOCH project regarding support of rural businesses.**

Travis said the State is making a concerted effort to better support the rural counties of Utah. They created a grant and allocated funds for this to enable innovating spaces for co-working for individuals with businesses where they are now working from home but need a place with faster internet access or a place where they could do presentations for their businesses and that type of thing in rural areas. He noted office space is often not available or affordable for small business. Applications are open until April 1st and they are in the process of putting that together. They are asking for the letter of support to send in an application. The City does not have to fund this, but we want their support to make this happen. He gave more details that would include a monthly membership for those using these facilities with high speed internet and so on or you could come for the day or whatever you need to do to work in rural Utah. He said he has lived here almost eight years and has worked out of his basement. It was hard to find working space. He learned how valuable this can be in our community that is underserved for small businesses. They don't know how many people have this need at this time. They are applying for a full grant for the entities that can apply which includes municipalities. This is a public/private partnership. Mayor Chesnut said he has partners and they are dispersed in different places and

they operate a lot this way and it is a benefit. It helps people have a location rather than working out their homes because having an actual office comes across a little different. He supports it and it is a viable thing if in a good location. We recognize we have a lot of home-based workers who might need a space for presentations or whatever. Travis said they want to send out a survey to see if there is a need. There was more brief discussion of details regarding possible locations, space required, ability to expand the building if necessary and so on.

Council Member David Harris made motion to support the RISE project and for Mayor Chesnut to sign the letter of support. The motion was seconded by Council Member Lee and all voted in favor

6. **CONSIDER LETTER OF SUPPORT FOR THE STAHELI FAMILY REGARDING THE ICE RINK ACTIVITY CENTER**-City Mgr. Dotson-The Council will consider the letter of support for the Staheli Family regarding recreation grants for the Mayor Chesnut to sign.

Mayor Chesnut asked City Manager Dotson about this. City Manager Dotson said as they will recall we were talking to the Stahelis about building an ice rink in Enoch City at the Old Enoch Park property. After discussions the issue of heavy use and traffic problems was recognized and as a result, they are now going to build the facility on private land instead of in the City Park. They do intend to donate it to the City to use for other activities. They want to apply for a recreation grant to Utah and they need a letter of support for that. We already said we would support this in Old Enoch Park and they found a better place in a new development. This is one more step to help build it. Mayor Chesnut said this is an exciting opportunity for the City. This will generate traffic and that was the issue at Old Enoch Park. The new location is a better place for this and will cause less disturbance to the community but still be in Enoch.

Council Member David Harris made a motion to approve the letter of support for Mayor Chesnut to sign on behalf of the Staheli's seeking a recreation grant. The motion was seconded by Council Member Ross and all voted in favor.

7. **CONSIDER COSTS RELATED TO IMPLEMENTING THE SECONDARY IRRIGATION SYSTEM IN AREAS OF ENOCH CITY**-Hayden White, Public Works Dir.-The Council will consider the costs of implementing secondary irrigation in new subdivisions where the service can be provided.

Mayor Chesnut invited Hayden up to tell about this. Hayden said this was discussed briefly in the last meeting with Council Members wanting more information about what this would cost a developer per lot to install. Hayden said we used to have an ordinance on this but it included the entire City and it was not feasible to pump the water uphill to those subdivisions. He showed where secondary systems are and the new subdivision by Fosters Market where lines are already there and meters are right behind them. Across the street there are no lines but we want the developer to put it in. Hayden said he did the math on the whole Three Peaks Subdivision that is to the west of this new development and parts alone are \$2,700 per home. He talked to various contractors and the cost to install is about \$10 a foot. That makes the total about \$5,000 per lot to put it in. His plan is for the subdivisions that touch or are very nearby to a secondary line should be required to have it. In this case of the subdivision south of Fosters the developer will be required to extend the line and finish the system for their subdivision. Council Member Stoor asked how this compares in cost for culinary water and what the break down is. It was noted those on secondary water actually get about 5,000 gallons more water for the price. Mayor Chesnut said we need to incentivize people to be on secondary water when possible and our ability to provide that is increasing. Getting more homes on secondary for irrigation takes pressure off the culinary water. It was noted it is good to utilize secondary instead of culinary and to avoid situations like we have had the past two summers with shortages and restrictions. Those

on secondary have no restrictions except not watering between 10:00 am and 6:00 pm which only make sense regarding evaporation. Mayor Chesnut said Hayden and City Manager Dotson are working to take steps to acquire more culinary water wells and are finding new opportunities to add to the secondary water sources. We have more than adequate for those subdivisions that are coming into Enoch. Council Member Stoor asked what they need from the City Council regarding this proposal. City Manager Dotson said we didn't want to go through the process to change the ordinance until the City Council said they were interested in doing that. Council Member Stoor said he thought it was fair and is critical to conserve culinary water. It was noted we would get into a discussion of rates as incentives when we revise the ordinance. Due to our expansion of the secondary wells it makes sense again to push using the system. Hayden added he does not want water restrictions ever again. Council Member Ross said she thought it is worth going forward with considering changing the ordinance. We know people will have drinking water because we are using this secondary system.

City Manager Dotson said because of increased costs for lots that could possibly price people out of homes as has been suggested, there is the potential we could get some grant money for installing more secondary systems to help offset that extra cost. The grant funds, if we can obtain any, would not go directly to developers but getting this process to where it is less costly for installation of the actual system may help with the price of a lot. He noted the State is pushing using secondary water and so could be amenable regarding grants to keep costs down. Council Member Stoor said developers looking here are looking for the smaller lot size to lower costs and the market is still open. He added cost was a factor when he moved here, and developers want to make it attractive to buyers.

There was more discussion of the opposite experience City Attorney Wayment had with a development he was involved in. Council Member Lee said she appreciates his suggestions and maybe we could lower fees to offset costs somehow. We are trying to do this for the benefit of all Enoch residents so we always have adequate drinking water. She added that is where she has problems with why the City should offer developers breaks to make this work for them so they make money. The City's concern is providing adequate water for residents and this is a way to ensure there will be adequate water in the future. Council Member Lee asked if our area is any more conservation aware. Are any residents willing to pay more for a benefit? City Manager Dotson said no, however the Conservancy District is putting more information out to the public about the water challenges in our area. Most people don't know where our water comes from and that is part of why we are in trouble. They don't understand farming demands and the over mining of the aquifer. There was more discussion of the costs for the system and the time it would take to make it back as is the case with solar. It was noted the costs for solar systems take over 10-15 years to make back with the small savings from the power company. Mayor Chesnut said he understand the prospective of the developer however that is not his opinion of the situation. City Manager Dotson told about charging \$1,500 to put in a line how long would it take to save \$1,500 in water? It does pencil out because the cost of underground water is the same so we need to incentivize secondary use with lower rates. Lowering impact fees is not only way but maybe a partnership within a subdivision to do an SID or something like that would pay extra for "x" number of years to pay for it. We did that Citywide when we installed the sewer system years ago. If we partner to reduce cost, we can get best of both worlds.

Council Member David Harris agreed. The rate structure has to change. City Manager Dotson said were are studying that now. Current rates are old and don't work anymore. We have the cheapest water in the State. Council Member Lee said Enoch encouraged residents to take care of their large lots with the large amount of water they were granted in the base rate. That was the old feeling, but Enoch City has changed. Council Member Stoor added if we cover the ground with pavement, as new subdivisions tend to do, we don't get water going into the ground. We need to use secondary water and we need to look into how to make it work. Mayor Chesnut said

he feels a working group coming on, adding he has no disrespect for the Water Board but there is a certain perspective there regarding the one AF required and that the residents should get their acre foot per year. Most residents and the City Council don't especially look at it that way now. We have wisdom on the Water Board but perhaps we need other eyes on it. Council Member Lee said they could start it and then we could add to it. Mayor Chesnut said we will reach out to the Water Board on this at some point. Council Member David Harris said he is the liaison to the Water Board so he would be involved. Mayor Chesnut said we need to be mindful on this and keep it on the front burner. He thanked Hayden for his research adding he appreciates all he does for the City.

8. ROUNDABOUT PRESENTATION-Council Member Lee-The Roundabout Committee will present their design plans to the Council.

Council Member Lee said she will let City Manager Dotson do the presentation. City Manager Dotson showed the roundabout pictures saying the actual work will start around April 1st. The whole project has multiple auxiliary lanes going into it and includes widening the northbound off ramp of I-15 to three (3) lanes and he gave more details. They have obtained easements to widen SR-130 and add bike/pedestrian corridors which they are saving for later in the process. The biggest part right now is the roundabout at Midvalley Road and SR-130. The power company has moved two power poles getting them out of the way. Hayden will install some valves to make it so we can move water lines around. They have purchased the adjacent property needed for the roundabout and are ready to start tearing up asphalt early in April. The whole area will change drastically during the construction phase but through traffic will have a way to continue during the building phase. There will be some public outcry no doubt but this has to be done. Lisa Beck will give a presentation at the next meeting and will have other information for us and the public. They decided this portion of the project would be first instead of the interstate part. They decided on this for safety due to fatalities at that intersection and they wanted us to partner with them. It is their road, so we went along and were glad to be a partner. It will be huge and will slow traffic and increase the safe flow of traffic. City Manager Dotson noted it will take two (2) to months to build it. Within the roundabout we were able as Enoch City, their partner, to design what would go in there. They have no standard for what can be in there except some height regulations for safe viewing of oncoming traffic. The speed will go down to 15 MPH and fatalities will end. More details were given about the roundabout committee who have worked for a year or so and wanted to do something to tell the story of Enoch City. Andy Funderburk, Leonard Correa, Ross Murdock, the SUU Landscape Architect, Cordell Morris and Yvonne Simonds were on the committee. Mr. Sowards, Art Professor at SUU who lives in Enoch and some of his students helped with drawings. He showed the design for the roundabout on the big screen. He described the structure and where you travel around it. There will be 3ft. x 15 ft. metal signs on top with the Enoch logo. The Committee's assignment was to tell the story of Enoch to be viewed in 12 seconds driving by at that speed. On side panels there will be something about the Old Spanish Trail something, Father Dominquez, the local Native Americans and the pioneer settlers moving here and farming. A special feature is that it will be lighted so it is viewable and effective at night. City Manager Dotson gave more information about which members of the Committee did what to make all this work. There are a few more decisions to make like the patina on the metal which will reflect iron as this area was originally an iron mission for the pioneers sent here. There are also more lighting choices to decide on. Enoch City is in Iron County and so we wanted to include things about iron. UDOT has to approve the design and we have every reason to believe they will be thrilled with it. It will really be a showpiece. We have funding to build the walls. Sunroc is the contractor building this and we will have an agreement with them to build the roundabout island while they build the road too. There will be water and power in the island of course. Mayor Chesnut said it will be pretty impressive. There

was a comment that no doubt, people will drive on it and there will be accidents. It was noted that at that speed the accidents will be minor and there will be a wall to keep vehicles from hitting the statues and signs. All agreed the committee did a wonderful job and we are grateful for their dedication to the project and telling the story of Enoch City. Mayor Chesnut thanked them.

9. COUNCIL/STAFF REPORT

Mayor Chesnut reported he attended the ICCC and the Rural Transportation Board reinstalled him as the Chairman. He said there are many bills coming out of the State Legislature impacting communities in a bad way. We will have to deal with some issues. There was brief discussion of changes to affordable housing requirements limiting municipality's ability to regulate certain things. Mayor Chesnut said in our case, we are already in compliance with some of the things being changed. The issue is the Legislature is restricting local decision making. There are also things regarding building inspections and many bills on police reform. We already are very good on most of these things so it is not as impactful on Enoch but is still impeding local control. Manager Dotson gave more details about various bills and what is happening. Mostly these are issues on the Wasatch Front however the whole State is impacted by their attempts to fix the problems in highly populated areas. Most cities have no issues. The ULCT has worked hard for us. Law enforcement alone had 190 bills about them.

Council Member Ross said Reed Erickson came to Planning Commission to talk about annexation boundary lines and where we want them and some changes we need to consider making. We have to consider where we can provide services; the overlap with Cedar City needs to go away and only occurred because they would not work with Enoch at the time that happened and a couple of other areas that could be looked at. His information was very informative. City Manager Dotson said Rural Advisory Board suggested this and to get Reed to come to talk about it. The Planning Commission had great questions. Mayor Chesnut said we have good administrators in our County like Reed.

Council Member Lee said there is an Open House on March 31st for Enoch about the Master Transportation Plan for Enoch, Cedar City and the County. Information is on our website and Facebook. The Enoch Elementary school gym will be used for social distancing. This is a good opportunity for the public to comment. She encouraged all to attend.

10. CLOSED SESSION TO DISCUSS ONE OR MORE OF THE FOLLOWING: THE CHARACTER, PROFESSIONAL COMPETENCE OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL, COLLECTIVE BARGAINING; PENDING OR REASONABLY IMMINENT LITIGATION, THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY, INCLUDING ANY FORM OF WATER RIGHTS OR WATER SHARES; DEPLOYMENT OF SECURITY PERSONNEL, DEVICES OR SYSTEMS; INVESTIGATIVE PROCEEDINGS REGARDING ALLEGATIONS OF CRIMINAL MISCONDUCT.

(Requires a roll call vote with 2/3 majority)

Mayor Chesnut said we need a short closed meeting to discuss property purchase.

Council Member David Harris made a motion to close the regular meeting and go into the closed meeting to discuss purchase, exchange, or lease of real property, including any form of water rights. The motion was seconded by Council Member Ross and a roll call vote was held as follows:

Council Member David Harris-Yes

Council Member Stoor-Yes

Council Member Ross-Yes

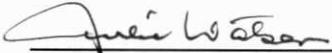
Council Member West Harris-Yes

Council Member Lee-Yes

Motion passed unanimously

11. **ACTION FROM CLOSED MEETING-**Administration will continue to negotiate.

12. **ADJOURN-**The regular meeting ended at 8:10 pm.



3-17-21

Meeting ID: 870 5680 3553

Julie Watson, Recorder

Date