

MINUTES
ENOCH CITY COUNCIL
September 15, 2021 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

Members present:

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

Staff present:

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

Public Present: Richard Jensen, Todd Hess, Shaylenc Boruffi-Jensen, Jesse Brown, Dave Staheli, Carol Rohrer, and Jeff Corry

1. **CALL TO ORDER OF REGULAR COUNCIL MEETING--By Mayor**
Chesnut at 6:00 pm.
 - a. Pledge of Allegiance- Council Member Ross
 - b. **Invocation-Audience invited to participate-** Richard Jensen
 - c. **Inspirational thought-** Council Member W. Harris
 - d. **Approval of Agenda for September 15, 2021-** Council Member Ross made a motion to approve the agenda. The motion was seconded by Council Member W. Harris and all voted in favor.
 - e. **Approval of Minutes for September 1, 2021-** Council Member Ross made a motion to approve the minutes. The motion was seconded by Council Member Lee and all voted in favor.
 - f. **Ratification of Expenditures-** none
 - g. **Conflict of Interest Declaration for this agenda-** none

2. **PUBLIC COMMENTS – Mayor Chesnut invited public comments**

Richard Jensen said he wanted to address item number ten on the agenda. Two weeks ago when the City Council talked about changing the standards of the drainage ponds and it turned into adding \$10-\$12 drainage fee. He noted that he sat with Rob and talked about this. He asked how many times in the past have we had a storm that big. There were three or four different times that Enoch has had big storms and it never flooded. There was a 500 year storm when we had a flood though. Why do we need the additional funds? He said he knows that by increasing the drainage fee it will look like we've done something, but with that level of rain, taking the additional money from residents won't fix anything. He said he has looked at the data and can't see any reason to raise that fund to fix a problem that our current system handles. He ended by saying that he hopes the City Council will consider other things before increasing drainage fees.

Carol Rohrer said she wanted to second what Richard said. She wants to have more of a study before adding that kind of fee.

Mayor Chesnut said we will talk more about this. It's a preliminary proposal and The City Council was asked to provide some data. It's good that we have citizens come to express those concerns. He thanked her and asked for any other comments. There were none.

3. RECOGNIZE AND THANK GREG PETERSON OF THE PLANNING COMMISSION FOR HIS SERVICE

Mayor Chesnut said Commissioner Greg Peterson is not present, so we will put this item on another agenda.

4. CONSIDER SUPPORTING DOMESTIC VIOLENCE AWARENESS MONTH PROCLAMATION-Kaleigh Bronson-Cook

Janine Bury said that Canyon Creek Services would like October to be recognized as Domestic Violence Awareness Month. One in three women and one in five men will experience abuse from an intimate partner. Canyon Creek Services provides free services to survivors. She read through the declaration. She then said they are asking the City Council to pass this as a declaration. Council Member Lee said she thinks this is something that we should do. She noted that she thinks they do a wonderful job. Council Member Stoor seconded Jolene's comment. He also asked that regarding data, as we make declaration of awareness, how has that changed the outcome? Janine said the more awareness there is, the more people will seek services and get the help they need. Mayor Chesnut said those people become more aware of those supports and have courage knowing that there is some place to go. He then entertained a motion.

Council Member Ross made a motion to declare October as Domestic Violence Awareness Month. Council Member W. Harris seconded the motion and all voted in favor.

5. ORDINANCE NO. 2021-09-15 AN ORDINANCE TO CHANGE TWO ADDRESSES IN SETTLERS SQUARE SUBDIVISION, PH. 2. THE ADDRESS OF 4346 ALPAL TRAIL WILL BE CHANGED TO 1215 E. SOUTHERN HOMESTEAD BLVD. AND THE ADDRESS OF 1213 E. SOUTHERN HOMESTEAD BLVD. WILL BE CHANGED TO 1210 E. SOUTHERN HOMESTEAD BLVD.

City Manager Dotson explained the reason for wanting to do this. The address of 4346 Alpal Trail is changing because the house is facing Southern Homestead Blvd. The address of 1213 E. Southern Homestead Blvd. is changing because the house number needs to be an even number to correlate with the side of the street it's on.

A motion was made by Council Member W. Harris to approve Ordinance No. 2021-09-15 and change the two addresses in Settlers Square Subdivision, Ph 2. The address of 4346 Alpal Trail will be changed to 1215 E. Southern Homestead Blvd. and the address of 1213 E. Southern Homestead Blvd. will be changed to 1210 E. Southern Homestead Blvd.

Council Member Ross seconded and a roll call vote was held as follows:

Council Member Ross-Yes

Council Member Lee-Yes

Council Member Stoor-Yes

Council Member West Harris-Yes

Motion Passed

6. RESOLUTION NO. 2021-09-15-B A RESOLUTION GRANTING APPROVAL OF THE CIVIL PLANS AND FINAL PLAT OF SPRING HILL SUBDIVISION, PHASE 1

Council Member Ross asked for a larger map of Spring Hill Subdivision. Mayor Chesnut asked that Jesse Brown stand up and explain this item. Jesse Brown said that he doesn't have a lot of detail. He said the area is up the street from the church and has a road and a sewer. They are going to old school Enoch lots. City Manager Dotson said this subdivision came to Enoch in 2006. The owner had designed the subdivision to take up the area. They sold it and Mr. Brown is the current owner. They are taking the plans from the previous level and doing the same. Our drainage changed a bit so they had to re-do everything. Rob shows on a map where the road will go to connect the roads up. Mayor asked for any questions or concerns. There were none.

A motion was made by Council Member Stoor to approve Resolution No. 2021-09-15-B, a resolution granting approval of the Civil Plans and Final Plat of Spring Hill Subdivision, Phase 1. Council Member W. Harris seconded and a roll call vote was held as follows:

Council Member Ross-Yes

Council Member Lee-Yes

Council Member Stoor-Yes

Council Member West Harris-Yes

Motion Passed

7. PRESENTATION BY THE IRON COUNTY SCHOOL BOARD ON THE GENERAL OBLIGATION BOND PROPOSAL PASSED BY THE SCHOOL BOARD ON AUGUST 24, 2021 WITH Q & A- Dave Staheli

Dave Staheli, with the Iron County School Board said as you know we have been considering growth and aging facilities. The board passed the bond initiative through our process and will have the public hearing. He wanted to present what they have in mind. They are still weighing and looking at aging facilities with growth. There is a lot of influx from all around. Regarding elementary schools, they are going to be considering whether they need to look at replacement or a new elementary school to meet demands and giving us flexibility. We have looked at reducing costs. Dave introduced Todd Hess to discuss some of the plans for the bond. Todd Hess said he is the business administrator for the Iron County School District. He wanted to come to the meeting to inform as many people as possible, knowing that the best way to spread information is word of mouth. They want people to be informed as they go and vote. As he said the bond proposal is 69.5 million dollars in projects. They will put out more info on website, flyers etc. He said they have identified three problems with this bond. The first is several facilities are inadequate for growth in enrollment. The second is crowded classrooms and that makes teaching ineffective. At Canyon View Middle School the proper classroom size has is right around 25 students per class. Anything over that and the kids don't want to talk or participate in discussions. The teachers can't hold labs with anything over thirty kids because its too many kids to watch. Right now they are crowded. The third problem is some facilities like East Elementary is over 70 years old. There are constant and costly repairs to keep them operating and they are operating less efficiently. The Iron County School District has a ten year capital plan that they check every year to make sure it's still adequate. The most critical needs to solve those three problems involve several schools within the county. The middle schools have booming music and performing arts programs. The principle at Cedar High School said that 50% to 60% of kids are in band and the rooms are quite small. He showed pictures of the rooms on a slide show. They take small groups and go into the lunch room or outside to work. We have similar problems in Canyon View Middle School. A lot of students are in corner classrooms that are located off of the stage and we cram students in there. Science classrooms are outdated for the way science is being taught right now. They are small and only get used when teachers need it. At any given time 6 to 8 teachers share the lab. So, they need more classroom and lab space. At East Elementary, with it being over 70 years old, two boilers that are diesel fueled are extremely old and costly to run and don't do a good job heating. Todd wanted to clarify that the oldest portion of the school is 70 years old. It's been added to. There are things in that portion of the building they want to re-purpose, but the building needs to be replaced. We have had settling issues with significant cracks in one portion of the building. In Cedar High the science wing had one classroom added but the rest of it hasn't been remolded. People say the lab smells the way it did 20 yrs ago. There is a large storage space and we could use that space for classrooms. Parowan Elementary and Parowan High school students have to go to the elementary to eat school lunch. The high school wasn't built with a cafeteria. Todd said he watched the students walk to get their lunch and come back. It's not a long way but in the winter, their food is probably cold and takes anywhere form 10-15 minutes. Plus, you have the two age groups mixing. The elementary doesn't have much of a gym for PE classes. That room is full anytime they do an assembly and there is no room for parents to come watch programs. At the

transportation facility the bus garage has been there for 25 years. As school enrollment grows, we are going to need to add busses and need a larger facility to store them. They have property that they own that could facilitate that. Solutions for these problems would be starting with the middle schools by adding a performing arts wing to both middle schools and to increase the classroom sizes for music. At Cedar High there will be four performing arts rooms, four general classrooms and two science class rooms. It would increase capacity for growth. They would relocate the transportation facility. *Council Member Lee asked where the location would be.* Todd said it would be south of where the bus garage is now. At Parowan High they are proposing a construction of multi-use facility cafeteria and gym for PE classes and extracurricular teams. They also want to replace East Elementary with a new school on the same property and looked at North Elementary to possibly replicate it. They won't have to displace students. They will change that plan and add classrooms for room to grow. He shows a map on funding allocation. One of the things they wanted to do is communicate to voters that they have allocated every dollar of this bond. It is a 69.5 million dollar bond with a 20 year pay out with an interest of 2% and 5 % interest. They asses property tax as a school district. He describes the tax effect as shown on a slide. Taxes decreased from 2020 to 2021 because they paid off 2 bonds. He showed a future plan slide regarding annual tax. There is potential for a 30 million dollar bond in the next few years. They project the need for a new middle and high school in about 10 years.

The website is www.irondistrict.org/2021bond. *Council Member Stoor asked what the percentage of growth is.* Todd said it is 1.5% to 2% in middle and high schools in the last 10 years. *Mayor Chesnut said when you have growth in middle and high and they are moving to the community.* Todd said they also have Gateway for elementary and they will eventually go into high school or homeschool. *City Manager Dotson asked about the requests for more space, wondering if they are coming from the principals and the teachers.* Todd said it depends on the school you are talking to. This is an average of all of the schools. they have 3 that are increasing quite quickly better than that 1.5%. For example, Three Peaks, Iron Springs and Fiddlers are growing faster than 1.5%. *Council Member Ross asked about the security in the elementary schools. She mentioned that walking into Enoch and South is different than Three Peaks and North. She asked if they have considered improving that.* Todd said yes, there is an amount allocated just for security. A lot of schools are preventing people from walking into the school by locking the front doors and putting in a door bell. The original plan was to do the remodel of the office space to get security similar to North. After Covid, they liked that people stopped outside instead of coming in and the school district is going to setup systems where people will stop outside with a buzzer and a camera. It's a less expensive option that provides more security. Todd stopped there and Dave Staheli stood back up to say said that there were collaboration and arguments before the board came to a decision. They want to challenge everyone to look at the numbers and costs. With the process they came to a unanimous decision. *Attorney Wayment asked why the board waited for two years.* Todd said the needs are there now. We are really bulging badly in different areas. We will sort our growth versus aging.

8. RESOLUTION NO. 2021-09-15-C A RESOLUTION ADOPTING A MEMORANDUM OF UNDERSTANDING WITH CEDAR CITY, IRON COUNTY & CICWCD REGARDING WASTEWATER REUSE

City Manager Dotson said this is something that they have been working on for years. He asked how we collaborate with Cedar to take the water and reuse it. He explained that Mayor Chesnut approached Cedar and basically said we want our water back. Then they argued it with them. Cedar City hired a firm to do an analysis to show what it would take to use that water and invited Enoch and came up with six plans. We told them that it doesn't need to be treated anymore and you can put it on Alfalfa. Then they agreed. Use it on the field so farmers don't have to pump. The reuse idea has been going on for years. It's not our idea. Mr. Peter Grimshaw from Enoch

sent a letter 10-12 years ago. The District came on board because the county is working with NRCS to do a drainage assessment on Coal Creek. Iron County applied for this funding and we talked with NRCS, Cedar and the District. What if we added that to that, it wouldn't cost a lot more, and NRCS would pay for it. That was a year ago. They had a meeting with Cedar and they came to the conclusion that all the City wanted to do is cooperate with them. They sent this memorandum of understanding to the County and it says basically that we are going to work together. Cedar is seeing it tonight. Mayor Chesnut said there were concerns with Cedar about committing money. All we wanted was cooperation. Attorney Wayment said if you put it on farmers' fields you know which wells you shut off, its easy, condensed and makes sense. Council Member Stoor asked how the farmer would use it. Mayor Chesnut said they pump lines through the pivots. Council Member Stoor asked how it impacts their water rights. City Manager Dotson said this water right has been consumed because it's a reuse. He stops pumping and puts it in non use. Going in it is a reuse but going out again is there a credit? The farmer would have to pay the cost to pump the water to him. There are a few problems that will need to be solved as we collaborate with Cedar and the District. Mayor Chesnut said the goal is to be collaborative and not cause harm.

Council Member Lee made a motion to approve Resolution 2021-09-15-C, a resolution adopting a Memorandum of Understanding with Cedar City, Iron County, and CICWCD regarding water waste reuse. Council Member Ross seconded and a roll call vote was held as follows:

**Council Member Ross-Yes
Council Member Stoor-Yes
Motion Passed**

**Council Member Lee-Yes
Council Member West Harris-Yes**

9. RESOLUTION NO. 2021-09-15-A A RESOLUTION ADOPTING THE NATIONAL FLOOD INSURANCE PROGRAM

City Manager Dotson explains this again and recaps it from the last meeting. Major insurance companies won't provide flood insurance unless you are a member of the National Flood Insurance Program. There are requirements to be a member. He went over those requirements. If we join we would start the emergency phase. This is a period of time when someone could get insured on basements up to \$100,000. Once we leave the emergency phase and become full-fledge members then they get the full cap on the upstairs and downstairs. The other issue is we would have to have a ordinance in place that would mitigate the flood based on mapped areas. The emergency phase is until we get a mapped area. Once it's mapped then we have flood-prone areas on the map. Right now most of Enoch is in a flood zone C, which is rarely ever gets flooded. The town of Enoch on the map was not boundaried in the FEMA maps from 1977. There are people that can't get mortgages in certain places because we aren't in the mapped area. This resolution starts the process. Council Member Lee asked if adopting this resolution will cost the City money. City Manager Dotson said we just have to change ordinances. Such as, you can't build basements and some say you can't use drywall. Council Member Ross asked how does that affect current homes? Mayor Chesnut said it's not something that we will impose on them. City Manager Dotson said we would have to do something. Cedar City is a part of the NFIP and Flying L is there and they don't have basements. It's a zone A or A E which is a high probability of flooding. Council Member Lee said she thinks it's a good thing to do.

Council Member W. Harris made a motion to pass Resolution No. 2021-09-15-A, a resolution adopting the National Flood Insurance Program. Council Member Stoor seconded and a roll call vote was held as follows:

**Council Member Ross-Yes
Council Member Stoor-Yes
Motion Passed**

**Council Member Lee-Yes
Council Member West Harris-Yes**

10. CONSIDER COSTS AND JOB DESCRIPTION FOR STORM DRAINAGE ENTERPRISE FUND

Hayden White explains both plan costs one and two. Council Member Lee asked if we didn't have our own equipment how do we do plan two? Hayden said plan 2 is mostly him taking care of the City's stuff. Homeowners would have to take care of theirs. Council Member Lee said in the current budget, do we have expenses that we are using to cleanup culverts and use a vactor? Do we rent one from time to time? How much culvert cleaning are we doing? Hayden said they are cleaning the ditches and not the culverts. He thinks we have \$3,000 that we could buy culverts with. Council Member Ross asked how much time he spent on drainage before August 1st. Hayden said they usually only focused on drainage in the fall when leaves drop or when it snows. Mayor Chesnut said the distinction of the proposal is allocating manpower solely to this purpose instead of the 8 men that we have trying to do that for 7500 residents. Hayden said this would be their full time job. City Manager Dotson said he put different job descriptions in there in case there is someone with more experience or training. Once we get to 10,000 residents we have to have someone trained specifically for storm drainage. We currently have about 7,384 residents. Mayor Chesnut said you are looking at about 6 yrs to get to 10,000 residents. Council Member Ross asked how much time have you had to spend on. Hayden said it would be every day for two weeks to maintain what we have. Council Member Stoor asked what does that provide our community in way of flooding? This is on top of our existing budget. What extra protection does it give us? Hayden described different homes and their need. It would take the homeowner's responsibility away. Mayor Chesnut said there would be improvements because homeowners may not know how, or can't afford, to maintain their culverts. There are problems and the goal would be to provide an actual service to the community that residents would benefit from and there would be two guys out there every day. Mayor Chesnut said that anything we do that results in a fee, we need to be mindful of. The current system is not broken or failed because prior storms have been dealt with. As we do grow, when water hits asphalt and starts moving, do we hope citizens will take responsibility or rely on their neighbors? This is one place that we don't need to rely on neighbors. Council Member Lee said it seems that with our \$2.00 fee, we haven't been able to address the other 14 projects. With plan one we have the ability to take care of local projects. City Manager Rob said to be fair those projects are things like a re-do on a street. Our staff can't do that, it will be a contractor and it will take other money. We are bringing in about \$44,000 per year. I want us to have that discussion to have what is needed, what we get and what the costs will be. Council Member Stoor said we should have a discussion about other projects. Then we can talk about budgeting. Hayden said that he is the only one in Public Works, but doesn't live in Enoch. Employees told him they would pay \$20 per month to take care of their drainage. Hayden said he would talk to citizens and see what their opinion is.

Richard Jensen said he had knocked on several hundred doors and about 5% of them said it sounds reasonable. The rest said no way. Mayor Chesnut said we want to educate them on what they are getting. We have plenty of people who know that, then they know it's an exchange for service. Council Member W. Harris asked storm drainage aside, do you need another guy? Hayden said yes, I was trying to wait until July. Mayor Chesnut said let's start looking at this as our first pass. We can refine it and address specific concerns. We need to give you a variety of options to discuss. City Manager Dotson said the other steps are to consider what level of standards we going to change, if any, and what they will go to. We can go to Planning Commission and consider this as a land use issue. Council Member Stoor said it's our responsibility to take care of our system when it comes to storm water. Council Member Stoor asked based on the number of population is this what we need. Mayor Chesnut said on August 1st he was driving a truck around and eight guys didn't go very far.

11. COUNCIL/STAFF REPORT

Hayden White said their part of the round a bout is done. Rock is in place. Trackhoe is in the shop. It's about \$20,000 to fix it. The water tanks are full. We have been running on three tanks. Council Member Lee said she had a thought about how to get Public Works 8 more hours a day of help at the City dump. There is a possibility of using the new animal shelter tech. There is discussion about culverts and whether residents should clean out theirs. There was also discussion about curb and gutter installation with the process and challenges that it brings. There is talk about special assessment areas and the pros and cons about doing it. If we allowed neighborhoods to decide, it may not go well. City Manager Dotson said some people want to pay for curb and gutter. He asked Attorney Wayment if he proposed that we approach Garden Park, for example, since it's well delineated and ask them. Attorney Wayment said yes. If they vote no now, then he doesn't think it will ever happen. The City could send out letters to inform them about the special assessment areas. About 40% of the assessment area would have to vote no to kill it. This would absolve the City as it was their choice. Money has to come from somewhere and he said he doesn't think cleaning culverts will fix the flooding issues. There are ways to fix it like curb and gutter. A ditch and a culvert will always be a problem. Council Member Lee asked isn't \$20 per month less expensive per house, hold to create a system to help our city meet a 2 year standard, less expensive overall? City Manager Dotson said that's an ideal question. There is a loan to do the project now and it could be \$20 or it could be less. There was discussion about and SID. Mayor Chesnut said that had been done in 2012 on Half Mile Rd. and all of the residents said no. As a common voice in the City Council Meeting, they though the City should find it in their budget. City Manager Dotson said the other thing that needs to be discussed is impact fees. Currently we charge \$1,438 per house for storm drainage impact fees and that brings in about \$100,000 per year. We are seeing about 70 new homes a year. That impact fee is going to make a difference when we change our ordinance require a larger standard.

Chief Ames said they hired a new animal shelter tech that lasted 2.5 days. They hired another one that started yesterday. They have been busy. Travis Carter is up and running and he been doing FTO. Carter had about 20 years of experience. Things are going good. It's nice to be almost full staff. Mayor Chesnut said there is less hiring process this time then when he came in and he attributes that to the City Council efforts. The guy with the least amount of experience that applied was nearly a decade in. Chief Ames said our least experienced guys is 5.5 years in. Mayor Chesnut said the common thread, when they were asked, was Enoch has a reputation of good quality of taking care of their officers. City Manager Dotson said that comes from Chief and the City Council's willingness to fund the Police Department.

Attorney Wayment said he had nothing new to discuss.

Ashley Horton said the City had started the audit and hopefully will be done today or Friday. We combined with the County for a Match Grant, a project for additional water storage tanks.

Council Member W. Harris said in the Economic Development Committee, they discussed the Meet the Candidates Night and the school has been reserved. Candidates have been contacted. The date is October 7th, 2021 from 7pm to 8pm and it will be held in the gym of Enoch Elementary.

Council Member Lee wanted to thank Officer Humphreys for doing a great job. She brought 14 little girls in to ask questions and he did such a good job and handled it really well. They were disappointed that they couldn't see them all. She asked City Manager Dotson about the signage on the Roundabout. City Manager Dotson said Commissioner Correa is meeting with the Paiute Tribe about the sign.

Council Member Ross said she attended the Planning Commission meeting the day before and recapped everything they talked about there. Andy Losee did a great job. Wreaths Across America is having a meeting at the City Office Building at 7pm on September 23rd.

City Manager Dotson said he received a phone call from insurance broker and they have a family member or something that invented a device for emergency backflow prevention. He showed a demo/replica of it and explained how it works. They sell for about \$120. We might talk to a plumbing company and get people in contact with them. They are located in Logan, Utah.

Council Member Ross made a Council Member Ross made a motion to close the regular meeting and go into a closed meeting. The motion was seconded by Council Member Lee and a roll call vote was held as follows:

Council Member Ross-Yes

Council Member Lee-Yes

Council Member Stoor-Yes

Council Member West Harris-Yes

Motion Passed

12. **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)
13. **ACTION FROM CLOSED MEETING-** Council Member David Harris will contact landowner with response from legal counsel
14. **ADJOURN**



Julie Watson, Recorder

10/7/21

Date

Meeting ID: 834 0762 9960