

MINUTES
ENOCH CITY COUNCIL
September 20, 2023 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

Members present:

Mayor Geoffrey Chesnut
Council Member David Harris
Council Member West Harris
Council Member Katherine Ross
Council Member Shawn Stoor
Council Member Bob Tingey

Staff present:

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

Public Present: Jonathan Wilson, Bruce Poulson, Gordon Batt, Aaron Anderson, Delaine Finlay, and James Thelin

1. CALL TO ORDER OF REGULAR COUNCIL MEETING

- a. **Pledge of Allegiance- Led by Council Member W. Harris**
- b. **Invocation (2 min.)-Audience invited to participate- Given by Aaron Anderson**
- c. **Inspirational thought- None given. Council Member D. Harris will have the thought at the next meeting.**
- d. **Approval of Agenda for September 20, 2023- 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 September 6, 2023- 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 Tingey seconded and all voted in favor.**
- g. **Conflict of Interest Declaration for this agenda- None stated**

2. PUBLIC COMMENTS

James Thelin commented and thanked everyone for their hard work.

Gordon Batt reported that he had paid his water bills, amounting to \$496. He expressed concern about the high cost, especially since there were only two people living in his household. Mr. Batt questioned why the city required such a substantial amount of money for water usage he had maintained for 30 years, emphasizing that he was conscious of not wasting water. Council Member Stoor assured Mr. Batt that the city had no intention of overcharging residents and explained that the city was not generating a profit; in fact, it was running at a loss. Council Member D. Harris elaborated that the city needed to generate enough revenue to cover infrastructure expenses and the cost of delivering water to residents, hence the uniform water rates. Mr. Batt pointed out that his bill had increased significantly, from \$125 a year ago to \$225 for the current month, which he found to be a substantial hike. Council Member D. Harris offered to provide Mr. Batt with a breakdown of the actual costs associated with the water system. Mayor Chesnut questioned whether there was anything the Council could say to convince Mr. Batt, to which Mr. Batt indicated that the price he was paying was still unsatisfactory. Council Member D.

Harris emphasized that the rate increase was necessary for the city to operate with a positive financial outlook. Council Member Ross added that the city's water system was managed by various companies, and experts had recommended raising rates to ensure infrastructure maintenance and to cover future costs. Failure to do so could leave the city unable to cover expenses in case of infrastructure issues.

Aaron Anderson expressed his surprise and concern regarding his water bill, noting that many people were receiving bills amounting to \$300. Council Member D. Harris explained that the city needed to set aside reserves for infrastructure maintenance. Mr. Anderson recalled discussions about a new water tank and well in previous meetings. Council Member D. Harris clarified that an engineering study had been conducted, revealing that heavier water users were experiencing larger bill increases. The significant jumps in bills occurred mainly in July, with August experiencing more rainfall. The city had previously been undercharging, and the rate adjustments were bringing them closer to building sufficient reserves. Mayor Chesnut mentioned that the soccer field and a church near the elementary school were on culinary water, while the remaining green spaces used secondary water. This setup had resulted in an easier summer for the city's pumps. Mayor Chesnut also addressed concerns about building permits benefiting the city. Council Member D. Harris explained that developers paid their own fees, and he provided a detailed explanation of impact fees. Mr. Anderson raised concerns about a development on Midvalley Rd., where it seemed, they were planning to construct a road over a drainage ditch. He questioned the discharge of water once a holding pond filled up, and Mayor Chesnut explained that the plans aimed to control the flow, directing it into the storm drain system. The city was also considering nine basins based on studies from the 2021 flood. Further discussion on this matter took place during the meeting.

3. DISCUSS MODERATE INCOME HOUSING REPORT 2023—NOTICE OF NON-COMPLIANCE

City Manager Dotson said he sent the Council a non-compliance letter that states that we didn't report the training that they went to for moderate-income housing. He will send a report of the list of trainings he has had. We just have to report that we went to two meetings otherwise we won't get any transportation funding. That's how they are helping us to provide moderate-income housing.

4. DISCUSS UTAH 2023 SB174, SUBDIVISION PROCESS AMENDMENTS

City Manager Dotson discussed the previous legislative session's consideration of SB174. He outlined the new code's requirements, which mandated that the Administrative Authority had 15 business days to review a subdivision application, with the condition that all subdivision prerequisites were met before allowing up to four reviews. He also provided an overview of both the new and existing processes, acknowledging that reviews could sometimes extend for months. Mayor Chesnut highlighted that the legislature aimed to exert pressure on cities to expedite reviews and reduce delays, potentially diminishing municipal control. City Manager Dotson clarified that while this change removed the subdivision approval process from the Council's jurisdiction, it didn't eliminate the rule-making process. The Council would retain authority over decisions such as zoning and pipe sizes. It was noted that there was a need to formalize engineering standards into policy. Additionally, City Manager Dotson mentioned a conversation with a supply house owner who recommended greater flexibility in the types of products allowed, as current standards included specific brand names and material types. It was agreed to include this discussion on the Planning Commission's agenda to initiate the necessary process.

5. CONSIDER TRADE AGREEMENT FOR STORM DRAINAGE PROPERTY.

Note, this portion of the meeting may be closed per UCA § 52-4-205(d) – regarding the purchase, exchange, or lease of real property.

Council Member D. Harris made a motion to move into a closed session to discuss the potential purchase, exchange, or lease of real property. The motion was 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 Tingey: Yea

Council Member Stoor: Yea

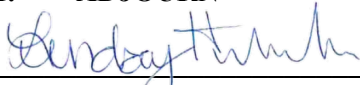
6. CONSIDER WAIVERS FOR A CERTAIN COMMERCIAL BUSINESS WITHIN ENOCH CITY BOUNDARIES. Note, this portion of the meeting may be closed per UCA § 52-4-205(d) – regarding the purchase, exchange, or lease of real property.

7. CONSIDER WAIVERS OF CERTAIN DEVELOPMENT FEES FOR ROAD RIGHT-OF-WAY AND STORM DRAINAGE EASEMENT. Note, this portion of the meeting may be closed per UCA § 52-4-205(d) – regarding the purchase, exchange, or lease of real property.

8. COUNCIL/STAFF REPORT - There were technical difficulties and the remaining items were not recorded.

10. ACTION FROM CLOSED MEETING-

11. ADJOURN

	10/4/2023
Lindsay Hildebrand, Recorder	Date