

**MINUTES**  
**ENOCH CITY COUNCIL**  
**June 21, 2017 at 6:00pm**  
**City Council Chambers**  
**City Offices, 900 E. Midvalley Road**

**Members present:**

Mayor Geoffrey Chesnut  
Council Member David Harris  
Council Member Steve Johnson  
Council Member Jolene Lee  
Council Member Dave Owens  
Council Member Shawn Stoor-absent

**Staff present:**

Julie Watson, Recorder  
Ashley Horton, Treasurer  
Todd Sheeran, City Atty.  
Robert Dotson, City Mgr.  
Jackson Ames, PD Chief  
Earl Gibson, Public Works

**Public present:** Dilworth Armstrong, Cody Howick, Joe Phillips, Michael Logan, Wyatt Houchen, Quinn Ohms, Boyd Dial, Dell Carter, Mason Skirvin, Justin Biggs, Andrew Biggs, Timothy Biggs, Ken & Carolyn Bauer and Sarah Broderick

**1. CALL TO ORDER OF REGULAR COUNCIL MEETING-**By Council Member Johnson at 6:00pm for Mayor Chesnut who was arriving late. He excused Council Member Stoor.

- a. **Pledge of Allegiance-**Led by Council Member Harris
- b. **Invocation-**Audience invited to participate-Given by Council Member Lee
- c. **Inspirational thought-**Given by Council Member Owens. Thought assigned to Council Member Lee for next meeting.
- d. **Approval of Agenda for June 21, 2017-Council Member Harris made a motion to approve the agenda. Motion was seconded by Council Member Owens and all voted in favor.**
- e. **Approval of Minutes for June 7, 2017-Council Member Owens made motion to approve the minutes. Motion was seconded by Council Member Harris and all voted in favor.**
- f. **Conflict of Interest Declaration for this agenda-**none stated

**2. RECOGNITION OF PLANNING COMMISSION MEMBER JOHN HORSTDANIEL**

Council Member Harris made motion to table this item until the next meeting when Commissioner Horstdaniel can attend. Motion was seconded by Council Member Lee and all voted in favor.

**3. PUBLIC HEARING ON 2016-2017 BUDGET**

Council Member Harris made a motion to close the regular meeting and open the public hearing on the 2016-2017 budget. Motion was seconded by Council Member Owens and all voted in favor.

Council Member Johnson invited comments from the public. There were no comments.

Council Member Harris made motion to close the public hearing and go back to the regular City Council meeting. Motion was seconded by Council Member Owens and all voted in favor.

**4. RESOLUTION NO. 2017-07-21-A A RESOLUTION APPROVING THE REVISED 2016-2017 BUDGET AND CLOSING THE BUDGET**

Council Member Owens said we found out from Sunrise Engineering that some portion of the sewer impact fees could be used to pay off our eligible sewer bond referring to Page 16 of the draft plan. He asked if that could be done in this year's budget before we close it. City Manager Dotson said it could be done in this year's budget if there is time for Ashley to get the payoff information from the USDA which could take more time than we have in this fiscal year. City Manager Dotson said he mentioned that as an option tonight but it is not a quick process. Council Member Harris asked about the interest rate and there was more discussion of that. It was noted these impact fees can only be held for six years and do need to be used or forfeited. This is not from general funds. Council Member Harris said he had concerns with the future so he asked the question about the low rates. It was noted again these impact fees cannot be spent on anything but the sewer and paying off the bond early would be a good use of the eligible funds. Council Member Harris said he is not opposed to that. Council Member Owens said since we were made aware of this option we needed to discuss it and he said he is in favor of paying it off this year if possible. The challenge is there are only nine days left in the fiscal year. City Manager Dotson said we will check on it but may need to open next year's budget and take care of it then. **Council Member Harris made a motion to approve Resolution No. 2017-07-21-A, a resolution approving the revised budget and closing the budget. Motion was seconded by Council Member Owens and a roll call vote was held as follows:**

<b>Council Member Johnson-yes</b>	<b>Council Member Harris-yes</b>
<b>Council Member Stoor-absent</b>	<b>Council Member Lee-yes</b>
<b>Council Member Owens-yes</b>	<b>Motion passed</b>

**5. PRESENTATION OF CAPITAL FACILITIES PLAN (CFP) UPDATE AND SEWER AND DRAINAGE IMPACT FEES**

City Manager Dotson Introduced Joe and Cody from Sunrise Engineering. We hired them to update our CFP in regard to storm drainage and sewer. We hired the right team and he is excited about this very workable plan. We worked closely with them to put this together and we have information we can use and it makes sense. Many plans are not workable but this one is workable for us. We have access to GIS work done on our systems. They are all mapped and detailed with information we use daily. Tonight in the presentation they want to focus on what improvements they recommend and what that will cost. (NOTE: The Draft Plan is attached to these minutes.)

Cody of Sunrise Engineering gave details of how the plan was crafted explaining that calculations are based on "ERU's" (Equivalent Residential Units), who uses the system, what do we have and what do we need. How do we accomplish that and what will it cost. There are standard procedures for formulating these plans. He noted they spent a great deal of time in the field with Earl and Monte to gather the data they used to run their models. The main points covered were:

- We have 44 miles of pipe in the ground and 806 manholes with one outflow meter located at the edge of town.
- The wastewater goes to Cedar's treatment facility by gravity feed and we pay a fee to use the plant.
- What do we need for growth? At some point capacity is reached and you have to upsize the pipe or run parallel pipes.
- They recommend installing eight additional flow meters throughout town in the various basins they delineated as soon as possible.
- Monitor the main pipe out of town going under Minersville Highway. If you get heavy growth it will need to be upsized sooner.

They detailed cost estimates over 20 years at 2.13 million dollars for improvements. That is paid for in user fees and impact fees. Currently we charge \$1900 in sewer impact fees. In

1994 we went from septic tanks to a wastewater system and took out bond to pay for that. That system has provided for the growth over 20-30 years. Based on their formulas the bond is 67% eligible for impact fees to be used to pay it off. They recommend we do that. Impact fees can only be held for six years and we are approaching the time frame in which we need use them. The current user rate is \$24 per connection and brings in about \$650,000 in revenue per year. Calculating operating expenses, ERU's and other factors that fee is just right however the impact fee is too high and should be at most \$738. Bottom line, our sewer system is in great shape and will meet growth for several years. After the bond is paid off and we pay for eight new flow meters it will leave about \$82,000 in the sewer impact fee fund. It was noted again impact fees can only be used for growth and not for maintenance on existing systems. User fees will create a replacement fund which is called "funded depreciation".

Moving to storm water which is above ground water they used the same growth analysis as follows:

- We have 2.7 miles of existing pipe, 26 manholes and 24 inlets into the pipes.
- Curb and gutter also collects and moves storm water.
- There are seven detention basins and 214 culverts with several being large box culverts under I-15.
- There are 141 cross gutters and 2.4 miles of drainage channels.

We need to be able to understand how the storm water collects and establish flow patterns and basins. He gave many more details of the existing system. They model for a 100 year storm of six hour duration which is typical of Southern Utah in the summer months. The big floods occur in the winter when warm rain falls on snow in the mountains. We mostly see high intensity localized storms. Our basin is small compared to many. They gathered data and plugged it into the computer to get the flows out of each watershed. They are recommending improvements based on that. We need to get the storm water through the City and the question is how do we accomplish that? Immediate improvements needed are grading some roads. Installing more curb and gutter and constructing retention basins on the other side of I-15. They also recommend City code requiring that pre and post flows in new developments stays the same. That way it does not push storm water on others faster. New development should be required to do a drainage study. City Manager Dotson said we have made those changes in our Subdivision Ordinance already. Within 6 to 20 years we would need to construct more basins. Detention basins allow water to leave more slowly to prevent flooding. Retention basins hold the water in place. They understand Enoch is a rural community and it is not feasible to do pipe everywhere. In the plan they gave intersection improvements, swells on roadsides and the size required for them. Pipes can be installed in some areas. The #1 reason for flooding is lack of maintenance and management plans for new development. We currently collect no impact fee for drainage. With a detailed cost estimate of 8 million over 20 years an impact fee is needed. User rates are currently \$2.00 per connection. Their data shows the impact fee could be set at \$1,593.14 maximum allowable. Only 56% of improvements could be paid for with that. The user rate of \$2 might cover maintenance of the existing system. If we were to get a 100% bond and pay for it all right now we would have to charge a rate of \$7.76 per connection per month to make the payments.

There was brief discussion of other financing options. Grants are a big maybe. This would be for all improvements which are not all needed right now. Council Member Harris said he is concerned that we may not get the growth they projected. Personally he would use a different model. The user rate has to go up to cover the costs. The question is how do you do one detention pond and not the others to only protect one part of town. He would like to see a more conservative growth model to see what that would look like. He would take the last 20 years and plug that into the model because it is more realistic. Cody said they did look at historic growth rates and for the next five years and 1.5 % growth is conservative and reflects historical growth. They recommend being conservative on the growth rate and feel comfortable to have resources

for debt service. Council Member Harris reiterated he just wants to be realistic. This is scalable and would be done in phases trying to get the most “bang for the buck” first.

City Manager Dotson said they showed the maximum that could be charged and the City Council can decide on anything within that range regarding impact fees and user rates. There will need to be a reduction of the sewer impact fee and implementation of a drainage impact fee. This is an idea of what we have now. There are funding opportunities for loans. Grants are fewer and harder to get. All of this information is available online.

**6. DISCUSS CFP AND IMPACT FEE CHANGES AND SET A PUBLIC HEARING FOR JULY 5, 2017 (10 days noticing period required)**

Mayor Chesnut said the presentation was enough to digest for awhile. There will be a required public hearing on any changes to the fees but we have considerably more discussion before we are ready to set the public hearing. He suggested we set another agenda item for the next meeting when we will have a more substantive discussion of the different proposals. When we decide, we will set the public hearing. This has a lot of impact on many.

**Council Member Harris made a motion to table this item until the next meeting. Council Member Owens seconded the motion and all voted in favor.**

**7. RESOLUTION NO 2017-06-21-B A RESOLUTION PROCLAIMING LANDSCAPING IRRIGATION BE PROHIBITED BETWEEN THE HOURS OF 8:00 AM AND 8:00 PM**

Mayor Chesnut asked Earl to give them the run down and what is happening. Earl said we have five wells running 24/7 and barely keeping up. The new well is still close to being approved but it will be several weeks before it comes online. People use water at night and then in day the tanks fill back up. The problem is each day they are getting lower. If we have more time to let the water build back up that would be helpful to get through this hot spell right now. He recommends watering lawns three times per week with a good soak on each station. We had one well go down yesterday with a power fluctuation. He watches it closely regarding the amount of water in the storage tanks. Within three hours after people get home from work the tanks dropped four feet. It caught back up but it drops very fast. We do have personnel watching and telling people who are watering outside of hours about the restrictions but we are short staffed for that. We want to extend the time for watering and will work with the schools and churches to cut back too. We have a door hanger for when they see watering out of hours. They knock or leave the tag to stop watering during the day. By extending the hours there will not be a lot of violators as most have their sprinklers set to run during the nighttime hours. We have about 2000 homes now and there is simply higher demand. Having more time for the tanks to refill will be helpful. Earl added they went around today and handed out notices. We may need to put up signs at the entrances to the subdivisions to help get the word out. We will post it everywhere we can but as we know many don't read the information we send out. Every year the restrictions have been from 10:00am to 6:00pm but we need this time change now. It was noted we will not run out of drinking water. This is to keep enough water in the tanks for fire flows.

**Council Member Owens made a motion to approve Resolution No. 2017-07-21-B, a resolution proclaiming landscaping irrigation be prohibited between the hours of 8:00 AM and 8:00 PM. Motion was seconded by Council Member Johnson roll call vote was held as follows:**

**Council Member Johnson-yes  
Council Member Stoor-absent  
Council Member Owens-yes**

**Council Member Harris-yes  
Council Member Lee-yes  
Motion passed**

**7. REVIEW CITY COUNCIL ASSIGNMENTS**

Mayor Chesnut said he and City Manager Dotson talked about this and there was some overlapping so they revised some assignments. Mayor Chesnut said the Council Members do great work and are much appreciated. The public benefits from their expertise and efforts on their assignments.

**8. PUBLIC COMMENTS-none**

**9. COUNCIL/STAFF REPORT**

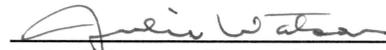
Ashley Horton said we got the certified tax rate and it went down 14%. Most people's property taxes will go down however the City will get \$10,000 more in revenue.

Council Member Harris said the Planning Commission is holding four public hearings with recommendations coming to the City Council. He asked the guidelines for fireworks noting some cities are already restricting them in some areas. City Manager Dotson said we set up metal barrels here at the City Office parking lot and ask people to do their big displays here or at the school parking lot. We ask folks to be careful but can't totally restrict the fireworks per State law.

Council Member Lee she has been working on the historical trail plaques. There are more problems than first thought so they may not have it done by July 4<sup>th</sup>.

Council Member Owens reported the EDC needs members and is still waiting on the survey results. The 4<sup>th</sup> is happening and they are having a meeting next week. He gave details of the 5-K run at 7:00am, the parade and car show with hot dogs at 6:00pm and fireworks at dark. There was a discussion other events we might plan for the future.

**10. ADJOURN-Motion to adjourn by Council Member Harris. Motion was seconded by Council Member Owens and all voted in favor. The meeting ended at 7:30pm.**

 7-5-17  
**Julie Watson, Recorder**                      **Date**