

**MINUTES  
ENOCH CITY COUNCIL  
March 21, 2018 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 Dave Owens  
Council Member Katherine Ross  
Council Member Shawn Stoor

**Staff present:**

Julie Watson, Recorder  
Ashley Horton, Treasurer  
Justin Wayment, Atty.-absent  
Robert Dotson, City Mgr  
Jackson Ames, PD Chief  
Earl Gibson, PW Dir.

**Public present:** Dilworth Armstrong, Franklin Tilley and Adam Lake

1. **CALL TO ORDER OF REGULAR COUNCIL MEETING-**By Mayor Chesnut at 6:00pm.
  - a. **Pledge of Allegiance-**Led by City Manager Dotson
  - b. **Invocation-**Audience invited to participate-Given by Council Member Lee
  - c. **Inspirational thought-**Given by Council Member Ross
  - d. **Approval of Agenda for March 21, 2018-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 March 7, 2018-Council Member Harris made a motion to approve the minutes. Motion was seconded by Council Member Owens and all voted in favor.**
  - f. **Conflict of Interest Declaration for this agenda-**none stated
  
2. **INTRODUCTION TO CANDIDATE FOR COUNTY ATTORNEY-Chad Dotson**  
Mr. Dotson was not able to attend tonight so this will come back on another agenda.
  
3. **PUBLIC HEARING FOR HARDIN ANNEXATION OF 360 ACRES**  
**Council Member Harris made motion to close the regular meeting and open the public hearing. Motion was seconded by Council Member Owens and all voted in favor.**  
Mayor Chesnut invited public comments. There were none.  
**Council Member Harris made motion to close the public hearing and go back to the regular meeting. Motion was seconded by Council Member Owens and all voted in favor.**
  
4. **ORDINANCE NO. 2018-03-21 AN ORDINANCE ANNEXING PROPERTY OWNED BY MICHAEL W. HARDIN AND PAMELA A. HARDIN THE OWNERS OF MP RANCH, LLC AND THE HARDIN FAMILY TRUST INTO THE CORPORATE BOUNDARIES OF ENOCH CITY**  
Mayor Chesnut referred to the packet information that had the petition, the certification and the plat map. He asked City Manager Dotson if there was anything they needed to discuss. City Manager Dotson said the majority property owners who are the Hardins are forcing in some of their neighbors with this annexation. Each property owner was sent a certified letter about the annexation and we had two phone calls with questions. No one was opposed to the annexation. This land will be zoned Rural Residential-1 acre (R-R-1). There are no plans to subdivide at this time. If subdivided they will have to bring the utilities to the site and would be responsible for

getting the easements to do that. Council Member Lee commented that looking to the future if that did subdivide it would add growth to the community and the roads could potentially lead to more traffic on Midvalley Road. She worries about that intersection so if it subdivides we can talk to UDOT about putting in a traffic light again. Council Member Harris said if they do decide to develop we will have input on where the roads should be. City Manager Dotson said the main road is on the General Plan land use map as a collector road. It is 5600 North which would connect to Minersville Highway and possibly to the future belt route. City Manager Dotson said depending on size of subdivision they will be required to have two connecting roads for ingress/egress and there is a UDOT process for that. That would work Council Member Lee said. She was just concerned since she is over roads.

**Council Member Harris made a motion to approve Ordinance No. 2018-03-21, an ordinance annexing property owned by Michael W. Hardin and Pamela A. Hardin the owners of MP Ranch, LLC and the Hardin Family Trust into the corporate boundaries of Enoch City. The motion was seconded by Council Member Owens and a roll call vote was held as follows:**

**Council Member Harris-Yes  
Council Member Ross-Yes  
Council Member Lee-Yes**

**Council Member Stoor-absent  
Council Member Owens-Yes  
Motion passed**

**5. DISCUSS/VOTE ON RECOMMENDATION FROM THE PLANNING COMMISSION ON THE TIM & MARCIA ALLEN MINOR LOT SUBDIVISION**

Mayor Chesnut asked Adam Lake to come up and tell them about this and answer some questions. Council Member Harris said we went through this in Planning Commission. This is a 30 acre parcel now and Adam is buying the north 10 acre parcel. There are no current plans for development at this time. The ten acre parcel will be accessed off of Spanish Trails Drive. The sewer and power easements are there but not the water easement. Mayor Chesnut asked for questions. Council Member Harris said although there are no development plans for now this minor lot subdivision meets all of the requirements of the City ordinances. Council Member Lee asked about the road. To her the problem with that subdivision is speeding on Driftwood Lane and then to Spanish Trails Road. Adam said he has no plans to subdivide now but inevitably in the future they will subdivide and the road will tie into Cottonwood Subdivision. Council Member Lee said again she is looking at that as a traffic issue that we will look at in the future. City Manager Dotson said when we mapped out future roads we missed that section on the General Plan Land Use Map. That is why we can't require him to give the road to the City now. On our "to do" list for the Planning Commission we need to add that and the Hardin annexation roads to look at again. Mayor Chesnut asked for a motion.

**Council Member Harris made a motion by to approve the Minor Lot Subdivision for Tim and Marcia Allen. Motion was seconded by Council Member Owens and all voted in favor.**

Julie will get a mylar from the engineer, Steve Woolsey and get it signed for recording.

**6. PUBLIC COMMENTS-**Mayor Chesnut invited public comments.

Franklin Tilley said he thanks Council Member Lee for being so proactive on her concern for the roads and traffic lights. He expressed concerns about that intersection and the high rate of speed on Minersville Highway. It is an uncontrolled intersection right now. He hopes the City Council has approached UDOT about this. Maybe flashing lights to slow the road down would help. He asked if a petition or official letter from the City would get attention from UDOT on this issue. **Mayor Chesnut said we have done that and had studies done and they say there is no need for a light there and in fact, a light would make it worse, UDOT says. Council Member Lee said she went to UDOT and made calls and she told about a meeting with Clayton Willson, District**

*Engineer and Donna Law who works for the State on the Transportation Board. They came and took a tour of Enoch. We took them all over to see our concerns and problems. There was going to be another traffic survey and there are other formalities to go through. That will be done soon. We are on their map of concerns now. City Manager Dotson said they did a speed study and a signal study there and came back and said UDOT requires that the speed limit is at what 80% of the drivers drive on that road. They base it on what is actually happening on the road. They said it needs to be 65 mph not 55mph. They say a light will cause more accidents than not as is evidenced by the light at the Maverick where there are many accidents. Council Member Lee said we pushed hard enough that we got it done again and they got the same results. UDOT's goal is to move traffic not to predict the future. They don't look at it like we do Council Member Lee said. There was more brief discussion and the short answer is we are working on this. Council Member Lee asked if it would be helpful to write to UDOT or elected officials. They do respond to pressure from the public Mayor Chesnut said. Franklin stated concerns about the kids in the traffic. We need them to start considering that for the long haul. He would be willing to volunteer to write letters. Mayor Chesnut assured him this is discussed regularly.*

## 7. COUNCIL/STAFF REPORT

Earl Gibson reported they drained the two million gallon tank this week and cleaned it out and put epoxy on the rust spots. We will bleach it and refill it. We hooked into it with an 18 inch line. The crew is also working on the water line to the animal shelter.

Ashley Horton said we need to purchase a new trash truck. We have been looking into it and we think there is a problem because we have been saving and have only \$94,000 and that is not even close to enough for the new truck. We looked at if we raised the rates \$2 per can that would cover it for replacement vehicles. Our newest truck is a 2006. They are all old Earl added. Our first thought is if the City Council would consider raising the rates \$2 and then buy the truck and drop the rate back down. Then we are right back where we are now because replacing trucks is cyclical and there will always be a need to continually save for the next vehicle we need. The refuse fund is a business and it is not making replacement costs. She told about the financing options for the truck saying we also wanted to get permission to go in with Cedar City and Iron County on a bid process to get a better deal on three trucks; one for each entity. Mayor Chesnut said the County is raising rates for same reason. Ashley said the three options include getting a bank loan or doing two different "in house" ways of loaning funds with pay back to cover the purchase of the truck. In house funding would be simple and quick. If the general fund loans to the refuse fund there is no noticing or requirements except for City Council approval. There is also money in capital projects that could be used. Council Member Harris said it makes sense to negotiate with the others to buy a truck. We can decide how to pay later. It was noted we started the refuse company in 1991 and have never raised rates. That is very frugal however we have not kept up with the material costs of our equipment. We just keep limping the old trucks along. As a business we have not done due diligence to keep a business afloat. Council Member Harris asked if raising the fee \$2 would that get this truck and save for future acquisitions of trucks. Ashley said if we keep the \$2 increase there permanently and bank it then we would have enough to buy another truck when we need it. Mayor Chesnut said for now administration is asking for authorization to collaborate in negotiating with the vendor on a better price. Council Member Lee asked if you can lease garbage trucks. Earl said not a good idea where we contract out services to two other towns and put on lots of miles. It is better with garbage trucks to own them. The wear and tear is really bad. Mayor Chesnut said we will instruct administration to negotiate and bring this back with a price and also discuss a rate increase soon.

City Manager Dotson said he has two things. Last year we had a clean-up and beautification weekends in April and are looking at April 20<sup>th</sup> and 21<sup>st</sup> and 27<sup>th</sup> and 28<sup>th</sup> with 8 to 5 dumpster

hours. He asked if Earl could manage the staffing on that and Earl said he could. If the City Council approves City Manager Dotson said we send letters to all of the churches to help organize the clean-up. The other item is he wanted to report he attended a CIB meeting with county officials, the water district and other cities to go through the CIB lists on one and two year plans for prioritization today. This was to talk about what we want to apply for in the funding cycles which are June, October and February for CIB money. They have 100 million to loan. It is a loan at 1%. Grants are also available. Everybody went through their projects and all prioritized what they wanted to do. He told about the various cities priorities. Our priorities are a fire truck storage addition to our sewer building. That would be a grant for appx \$50,000. We also have a priority for a Capital Facilities water update. That would be a CIB grant for \$25,000 and we match \$25,000 out of impact fees. That needs to be done ASAP. We did storm water and sewer last year. City Manager Dotson would like to apply for the study to be done in the first round of funding. Another priority was our new water tanks we want to purchase. They are \$637,000 so we would get a loan of \$400,000 and a grant of \$200,000. A 1% loan is good. He needs permission to start the process to start to apply for the fire truck storage project and the water impact fee facilities plan grant. The other project of the water tanks is for permission to apply for that in October with funding next year. City Council permission is required. Mayor Chesnut said this comes back on the agenda when we get hard numbers. Council Member Lee said she does not understand where in the drainage comes in. City Manager Dotson explained the storm water drainage is NRCS funded and we were going to apply for a five million dollar grant that would be a 100% grant. Congress has not funded that yet. We are waiting for that funding mechanism to be approved and then we will apply. They are ready to go but need their funding approved by Washington. NRCS is 100% grant so that is a better option. All on the Council were fine with this request to apply for the grants. City Manager Dotson said the approvals for the animal shelter are all done. We will hold a groundbreaking ceremony and are talking with Festival Country Canines who are doing the dog park. They have \$18,000 for the fence and they will join in on the groundbreaking. We need the road and water in place. It will be in the newspaper. Julie Watson reported the next agenda will have a discussion of the \$2 raise in trash can fees and the municipal sewer questionnaire and resolution.

Mayor Chesnut said he and Council Member Ross and Council Member Lee had a good meeting about the nuisance ordinance. We had a break through on some ideas. We basically put something in the box and said if this was a nuisance how would we handle it? They started with the example of weeds. Are they noxious or not? He gave possible scenarios that could happen including a single noxious weed could result in armed personnel going with Earl to a person's yard to mitigate the weed. All citizens need to understand what is in the nuisance ordinance and be given the chance to try to abate in the least invasive ways possible and so due process is protected before we send Earl to pull thistle on private property. He said that was a dramatization but it was a good exercise in the idea of realizing there are certain things that will be resolved by government intervention and what won't be. We will get a process to address citizens who have come to complain and we will be proactive. We have assignments and are working on this. It was a good meeting and we are making progress.

Council Member Harris said the Planning Commission has been working on the CUP list and this minor lot subdivision that came to the Council tonight. There are only two more things that need conditions. Most of the list is either not permitted or permitted and then there are a few things with conditions. When it is cleaned up it will come to the Council.

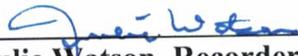
Council Member Stoor arrived late and apologized for getting stuck on an important conference call. He said the Tree Committee had a meeting last week to talk about Iron Mountain Park and there is a neighborhood meeting going on in the break room right now about the Iron Mountain Park. Residents were invited to discuss what the park should look like. They are also working on Iron Works Park. Dave Jacobsen has designed a nice trail and that is in the works. Arbor Day on

April 28<sup>th</sup> will be held here at 10:00 am. They will have a seminar on tree pruning and will have trees to give away.

Council Member Lee asked about the ULCT mid-year institute meeting. City Manager Dotson said he would email her. It is at the Dixie Center and you need to register to go.

Council Member Owens said great they had a great turn out on the EDC business night. They had Danny Stewart come. He is the ED director of Cedar City and he had good information and gave feedback. They did a great job. For the 4<sup>th</sup> of July they sent out a Facebook post for volunteers. There are none so far but people are looking at it. He told about the weapons of mass destruction training in Cedar City and St. George that is coming up.

**8. ADJOURN- Council Member Harris made a motion to adjourn. The motion was seconded by Council Member Harris and all voted in favor. The meeting ended at 7:08 pm.**

 4-18-19  
Julie Watson, Recorder                      Date