

MINUTES
ENOCH CITY COUNCIL
May 15, 2024 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

Members present:

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

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: Delaine Finlay, Jonathan Wilson, Darrin Jensen, Aaron Tided, Noel and Susan Wells, Gary & Brenda Funderburk, Andy Funderburk, Marti Berg and Scott Berg

1. **CALL TO ORDER OF REGULAR COUNCIL MEETING -** By Mayor Chesnut
 - a. **Pledge of Allegiance-** Led by Lindsay Hildebrand
 - b. **Invocation (2 min.)-Audience invited to participate-** Given by Council Member Harris
 - c. **Inspirational thought-** Given by Council Member Ross
 - d. **Approval of Agenda for May 15, 2024 - Council Member made a motion to approve the agenda. Council Member Ross seconded and all voted in favor.**
 - e. **Approval of Minutes for May 1, 2024- Council Member made a motion to approve the minutes. Council Member Ross seconded and all voted in favor.**
 - f. **Ratification of Expenditures- Council Member Harris made a motion to ratify the expenditures for the month. Council Member Ross seconded and all voted in favor.**
 - g. **Conflict of Interest Declaration for this agenda-** None stated
2. **PUBLIC COMMENTS**

There were no public comments.
3. **LEAVE CITY COUNCIL MEETING AND CONVENE AT KJS ICE BARN AT 5177 BLUEBERRY RD., ENOCH UT 84721 FOR A TOUR OF THE CONSTRUCTION**

Council Member
4. **RECONVENE REGULARLY SCHEDULED CITY COUNCIL MEETING AT CITY COUNCIL CHAMBERS**
5. **CONSIDER HUB INTERNATIONAL -** Employee Benefits Broker / Bill Phelps

Bill Phelps presented information regarding employee benefits. He passed out a guide that detailed their services. They have a complete team that focuses on benefits. There were examples of comparisons of municipality plans and renewals. Their goals were high-quality employee benefit plans. They look at the long-term effects to make sure a one-year decision wasn't made. They offer employee education to show them how to properly use their benefits. PEHP has cost transparency tools. It can be viewed online. PEHP may pay an employee to go to a specific provider to save money. Council Member Harris asked for clarification. Currently, it goes

through the Trust and they still use PEHP. He asked Mr. Phelps how he proposed to keep renewal rates lower than the Trust can. Mr. Phelps said all of the employees are pooled together but have different ratings. PEHP still looks at you as your separate entity. He wanted to come in this month and do some training with employees and go through the services that PEHP offers. Telehealth is a fast and inexpensive way of steering costs. There are different programs out there. He used an MRI as an example. It's about \$1600 to \$2000. The PEHP website will give locations of places that are cheaper. It's about becoming a better consumer. Council Member Tingey he asked how HUB gets paid. Mr. Phelps said through PEHP. Council Member Harris listed the benefits and asked if the networks would remain identical. Mr. Phelps said yes. City Manager Dotson has had some conversations with Ashley but wanted your blessing. Council Member Harris said he wanted to consider it and take a good look at it. Mayor Chesnut said he would speak with City Manager Dotson and move forward.

6. PUBLIC HEARING REGARDING A ZONE CHANGE REQUEST BY GRIMSHAW FAMILY TRUST PARCEL #A-0786-0007-0000 FROM RURAL RESIDENTIAL (R-R-1) TO COMMUNITY COMMERCIAL (C-C)

Council Member Harris made a motion to close the regularly scheduled City Council meeting and open a public hearing regarding a zone change request by Grimshaw Family Trust. The motion was seconded and all voted in favor.

Rick Holman said he represented Dan Roberts and was working with the Grimshaw Family Trust. The owners recognize that if any proposed commercial development were made, the proponent would have to address and follow any zoning requirements. He used the access to the property as an example. They would have to work with UDOT as well. The owner/developer would have to present a plan as to how it would be developed including access widths for commercial property. Because the Grimshaw Family Trust owns that access to the south, he didn't think it would be a reasonable access because it would have more traffic than it could accommodate. Any development would have to be approved by city ordinance and they don't anticipate any immediate development.

Aaron Tiede said he lived at 450 East. The developer would have to steal 16 feet of property and relocate all of the utilities underneath it to make that feasible commercial access. He asked how the residents should come back to the city and say "They haven't gotten it approved from UDOT, but are using the road in the meantime". Within the last ten years, this property was zoned from commercial to residential by the Grimshaw Trust to develop the area for their family. He pointed out that the property is zoned two different zones: R-1-18 and R-R-1. Mayor Chesnut said if that is the case, then there may be a potential problem with the application. Mr. Tiede mentioned his concerns with the development and design of the utilities on that road. Mayor Chesnut said these are all concerns that they would have to address as components of development. Mr. Tiede said when the Grimshaws made the initial request to design this from commercial to residential, they did their homework. The same group of people are changing their minds again. What is in the best interest of Enoch City? Is it to maintain the property values of residents that pay taxes in this city, but with the understanding that the property would be maintained as residential? Or, is it to service the interest of an out-of-town investor who inherited land, trying to liquidate this property, and will never see the impact of this?

Darren Jenson noted that he lives at 500 East. He is located on the northeast corner of the lot. He detailed his history. He worked in St. George and ultimately liked that the property his family chose to purchase didn't add much time to his commute. However, the first thing they saw was the city offices and didn't want to live in a commercial area. They considered traffic noise from the highway. They wondered what the alfalfa field behind them was zoned. When they learned

that it was residential, it promised his family the experience that he wanted. This zone change request was alarming to him because it would take away the residential zoning. He requested to maintain the residential zone in the area.

Andy Funderburk noted that he lived at 677 East. He agreed with Mr. Tiede. His main concern was the road not being large enough for the proposed zone. Where is the assurance that the access is a part of the plan? Is there no value in the city plan? It was promised to stay residential, that's why his family built it there. What is the point of the plan if it's not followed? The Grimshaws put work into changing it to residential. He read the purpose of the zoning ordinance and the community commercial zone ordinance. They would have to have several accesses to that property. Getting access from UDOT will be a challenge. In short of compromising the safety of those residences, it seemed unreasonable to change the zone to commercial. He asked for protection and consideration.

Council Member Harris made a motion to close the public hearing and resume regularly scheduled City Council meeting. The motion was seconded and all voted in favor.

7. **CONSIDER ORDINANCE NO. 2024-05-15, AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH ZONING ORDINANCE MAP BY CHANGING THE ZONING OF APPROXIMATELY 7.54 ACRES OF PROPERTY OWNED BY GRIMSHAW FAMILY TRUST PARCEL #A-0786-0007-0000 FROM RURAL RESIDENTIAL (R-R-1) TO COMMUNITY COMMERCIAL (C-C) - See Planning Commission Rec.**

Justin Wayment said they should table the item to find out what the current zone was and bring it back. Mayor Chesnut said the application may have to start fresh.

Council Member Ross noted that the Planning Commission had sent an unfavorable recommendation. They wanted to table it there also. There were lots of questions about the road. There were also sewer and road concerns from Mr. Tiede and Mr. Funderburk. The Planning Commission members asked if the issue was the road or that the proposed zone be commercial. Council Member Harris said their vote was unanimous. When we look at zoning, we look at what is appropriate for a given area. The desire to develop a commercial is in our plan. A parcel on a highway is an ideal place. He is conscious of the access and acknowledged that the current access was not designed for commercial. He was concerned about the commercially zoned property to the north. If 450 East was the only access to that parcel as well, that is a problem. They try to plan for arteries, traffic flow, etc. He acknowledged that people don't want change. However, it is inevitable and people have the right to change their minds. That was not a reason to say yea or nay to a zone change. Until access from a major artery is guaranteed he didn't want to move forward. Council Member Tingey said the road now would not be acceptable. If this were changed it would have to be redone. Are there infrastructure issues with this being commercial instead of residential? Mayor Chesnut said not at this point. Whatever development plan they propose would have to address all aspects and issues. Council Member Tingey asked if there were infrastructure issues now. Mayor Chesnut said those concerns would be dealt with at the development phase. Council Member Harris was concerned that if the zone were changed to commercial and it was sold, then the owners would want to start developing it without fixing the access to it. Council Member Stoor said we have worked with UDOT and considering the opinion of the Planning Commission and residents, if access can't be sure then he would vote negative. Council Member Ross said she agreed that there were too many unknowns at the moment. Mayor Chesnut suggested tabling it.

Justin said they could table it without a date if the applicant is ok with it. Mayor Chesnut said the applicant had indicated that they were ok with that.

Council Member Harris made a motion to table the zone change request by the Grimshaw Family Trust without a date, subject to the applicant working with the administration to bring it back as necessary. Council Member Stoor seconded and all voted in favor.

8. PUBLIC HEARING FOR THE 2024-2025 FINAL BUDGET

Council Member Harris made a motion to close the regularly scheduled City Council meeting and open a public hearing for the 2024-2025 Final Budget. Council Member Ross seconded and all voted in favor.

There were no public comments.

Council Harris made a motion to close the public hearing and reconvene the regularly scheduled City Council meeting. Council Member Tingey seconded and all voted in favor.

9. PUBLIC HEARING FOR ENOCH CITY EXECUTIVE MUNICIPAL OFFICERS COMPENSATION INCREASE

Council Member Harris made a motion to close the regularly scheduled City Council meeting and open a public hearing for the Enoch City executive municipal officer's compensation increase. Council Member Ross seconded and all voted in favor.

There were no public comments.

Council Member Harris made a motion to close the public hearing and reconvene the regularly scheduled City Council meeting. Council Member Ross seconded and all voted in favor.

10. CONSIDER RESOLUTION NO. 2024-05-15-A A RESOLUTION ADOPTING A BUDGET FOR THE FISCAL YEAR ENDING JUNE 30TH 2025

Ashley said the administration would like to ask for a couple of changes. She made a typo on the Youth City Council. It should be \$3,000 instead of \$2,000. Hayden was asking for an additional \$10,000 for weed control. He got a grant and it would be a pass-through. The third request was a line-item adjustment in the Police Department. Chief Ames was requesting \$15,000 to move to salaries and wages to accommodate rank advancement. He would like to take it from the equipment purchase line item. Council Member Harris and Council Member Stoor said they were ok with those changes.

Council Member Harris made a motion to approve Resolution No. 2024-05-15-A with the adjustments noted in the discussion. Council Member Ross seconded and a roll call vote was held as follows:

Council Member Ross: Yea

Council Member Harris: Yea

Council Member Stoor: Yea

Council Member Tingey: Yea

Council Member Ley: Yea

11. OPEN THE BUDGET FOR 2023-2024 TO MAKE YEAR-END ADJUSTMENTS AND SET A PUBLIC HEARING FOR JUNE 5, 2024

Council Member Harris made a motion to open the budget for 2023-2024 to make year-end adjustments and set a public hearing for June 5, 2024. Council Member Ross seconded and all voted in favor.

Ashley gave the Council a copy of the current budget and there were a few adjustments, but none required additional revenue. She noted that the city had received more revenue than they had budgeted for. She explained some of the budgeting process.

Mayor Chesnut said this was a transparency issue. Meaning, where do we reconcile the current budget cycle we are in? Ashley mentioned that the election cost a lot more money than in the past. She also mentioned the subdivision expenses. One of our developers paid their bond with cash and we weren't planning on them doing that again. This expense is the release of funds. The ARPA is large because of a bond and we transferred it to the water department. It was the COVID-19 money over two to three years. The street purchase was an expense to pave Half Mile Rd. to Midvalley Rd. The soccer expense is a pass-through.

Ashley continued with revenues. Hayden had requested an extra \$5,000 because there were 10 water breaks in a week. Council Member Ley asked if she would increase the red line items on the new budget. Ashley said no it will stay where it's at. Ashley also mentioned that the Storm Drain and Refuse needed to be adjusted.

12. CONSIDER RESOLUTION NO. 2024-05-15-B A RESOLUTION AMENDING THE ENGINEERING DETAILS FOR STORM DRAINAGE

Hayden noted that 410 East needed a storm drain lift station because the land is lower than the storm drain system. They took the old sewer lift station and created a storm drain lift station. Council Member Ley asked if each development had to have its own storm drain lift system. Hayden said if it's too flat for the water to flow through their storm system, then the pond will fill and flow into the road. With this, they can now pipe it somewhere designated. They could pick it up at one end of the subdivision and send it to the other end where they have a pond. These details tell them what requirements they have to follow. Council Member Tigney asked what life was on this. Hayden said it would be about ten years if maintenance was done well. He also noted that his department could do the maintenance. No one in Southern Utha has a storm drain lift station.

Council Member Harris made a motion to approve Resolution No. 2024-0-15-B a resolution amending the engineering details for storm drainage. Council Member Ross seconded and a roll call vote was held as follows:

Council Member Ross: Yea	Council Member Harris: Yea
Council Member Stoor: Yea	Council Member Tigney: Yea
Council Member Ley: Yea	

13. COUNCIL/STAFF REPORT

Chief Ames

- They had an open house last Saturday at the Sheriff's office.
- We had four officers go to the funeral of Sgt. Bill Hooser. Seeing the community come out and support is humbling and a good reminder of the dangers of law enforcement.
- There is a common theme with inflation and cost increases. They will do in-house oil changes and maintenance on vehicles in-house.

Hayden White

- They tore out the road from Highway 91 to the ice rink and got the road prepped for new asphalt
- On 4200 they put in 400 feet of 12-inch water line headed to Garden Park.
- They have had a lot of breaks.

Ashley Horton

- We are in open enrollment with insurance. It's only open for about ten more days.
- URS has a change to the Tier 2 retirement. It has a 0.7% increase for non-public safety and requires that employees pay that. The employer cannot pick it up. Other cities would

give an increase to those employees to cover that. The Council agreed. Ashley noted that we would only do that with those specific employees.

Lindsay Hildebrand

- Youth baseball registration had ended. It totaled 94 kids in T-Ball and Machine Pitch had 91 kids.

Mayor Chesnut

- He received an email from UDOT today. It was regarding the Utah Trail Network 2024 Programming bringing a trail from Enoch into Cedar. That committee met and they reviewed all requested items for the programming workshop scope and prioritized them. There were 19 projects and Enoch was number 4 on the list. So, we should be expecting \$300,000 towards the SR-130 trail from Enoch to Cedar.

Council Member Ross

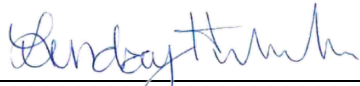
- The Planning Commission will have a few public hearings coming up. They are talking about amendments to city ordinances.

Council Member Tingey

- During the School Board meeting there were three comments and took it about ten minutes. They appointed a new board member.

16. ADJOURN

Council Member Harris made a motion to adjourn. Council Member Ross seconded and all voted in favor.



06/06/2024

Lindsay Hildebrand, Recorder

Date