

MINUTES
ENOCH CITY COUNCIL
May 6, 2020 at 5:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

Members present:

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

Staff present:

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

Public present: Cordelle Morris, Leonard Correa, Andy Funderburk, Ross Murdock, Yvonne Simonds, Mike & Carolyn Olenslager and Jake Hardman

1. **CALL TO ORDER OF REGULAR COUNCIL MEETING**-By Mayor Chesnut at 6:00 pm on Zoom and live in the Enoch City Council room. Council Member David Harris and Council Member Stoor were on Zoom.

a. **Pledge of Allegiance**-Led by Julie Watson

b. **Invocation**-Audience invited to participate-Given by Cordelle Morris

c. **Inspirational thought**-not given

d. **Approval of Agenda for May 6, 2020**-Council Member David Harris made a motion to amend the agenda to change the budget year to 2020-2021, change the resolution to match and to move the presentation on the roundabout up before the other business on the agenda. He amended the motion to say he makes a motion to approve the amended agenda. Motion was seconded by Council Member West Harris and all voted in favor.

e. **Approval of Minutes for April 15, 2020**-Council Member Ross made a motion to approve the minutes. Motion was seconded by Council Member David Harris and all voted in favor.

f. **Conflict of Interest Declaration for this agenda**-none stated

2. **PUBLIC COMMENTS**-none

3. **PRESENTATION OF ROUNDABOUT DESIGNS**-Roundabout Committee

Council Member Lee heads the committee and she introduced the members. She said they formed the committee to design the roundabout for the SR-130 project. The committee members are Ross Murdock, Horticulturist for SUU, Andy Funderburk, metal fabricator, Cordelle Morris, Yvonne Simonds, Leonard Correa and Jake Hardman. She said she is passionate about history and forming a City Center. She asked the committee to explain what they have been working on, what the scope is and some cost projections. Ross gave the overview saying they were assigned to take this project, incorporate target elements and get a design. They considered Enoch history and what it means and what reflects the feel of the local area. They have no UDOT regulations such as height and that was a surprise. They looked at designs of other roundabouts throughout the world. They range from mowed weeds to gigantic sculptures on the high end. They do not know a budget for sure. They want it safe and to reflect the community while trying to incorporate some of the history. They went through a process of what they want included and it

is not finalized yet. Mayor Chesnut asked City Manager Dotson if he could show the drawings they prepared. Cordelle said this is a unique opportunity to make a difference in a heavily trafficked area to showcase Enoch for those who have never been here before. This is a great opportunity to have that space to show the past and the future. Council Member Lee explained the scope. They are going with 96 feet with a 4 foot edge. UDOT will own the property but Enoch will maintain it and that is a focus also to keep maintenance to a minimum. Ross said this is an island and it is experienced while driving by at 20 MPH or so. This is not an area to walk out to be in it. It is what you see as you approach and drive around. A picture was shown and Andy explained some of the elements being considered. A lot of it will be gravel and there may be a concrete retaining wall. They are planning on six steel plates with the Enoch logo. Old Spanish Trail history is being incorporated. Leonard said the design is contemporary to carry us into the future and as a centerpiece as commercial business grows there. Mayor Chesnut said this is exciting and contains some themes but is versatile. They are going for a timeless look so we don't have a need to change it or have to redo it anytime soon.

Council Member Lee said this is not about if someone runs into the roundabout. There will be accidents. You can design so it is really strong and it gets hit or use a design that is softer and more survivable on impact. Maintenance for the City will have to include access to it with a truck or equipment. We will feature the Old Spanish Trail with history but looking forward. Most traffic is north and south so there are not four faces and they are still working that out. They are focusing on the artwork and signage then the plantings will come later. Ross said in many other cities there is too much in there and drivers can't see oncoming traffic. Some think that is preferred so people slow down to make it safer. It is a challenge to make it safe. UDOT will have signs and lighting so what we do is secondary to that. One question is do we want to have it ready to go when UDOT builds it or do it later. Do we want to fill the space or not. Council Member Lee asked Andy about costs for metal work and other things because we don't have a budget at this time. The cost will be in the metal work, rocks, plantings, concrete and gravel. They want all the resources they can get to do this while being cost effective and achieving what we want. Andy said concrete, metal and rocks are in the ballpark of \$50,000 to \$150,000. It depends on how they do it and if some of the work can be done by City workers or not. They are trying to work some angles to get the most for the buck. Ross said regarding the plantings the City has to have something easy to maintain and on a drip system. The more hardscape and fewer plants reduce maintenance to mostly weed control. Artwork and signage will cost the most. Ross said whatever plantings are in the middle have to be such that they will not get so large they make an emergency. He used the example of a cedar tree that lives about 16 years and then is prone to falling over in a windstorm and blocking the road. That is to be avoided. Leonard said the curb they envision would force a vehicle away and not through the roundabout. Visibility is good but we don't want it too small to be effective. Yvonne showed some drawings they created with some ideas. They all agreed they like big boulders so we will have those. The rocks are free but we have to get them here. They are figuring out the cost of concrete and the Enoch logo cutout and focusing on what the big chunk of money would be. Then they can add the plantings and other smaller details. There are lots of diverse ideas, Yvonne said. We want people will see it but not run over it so we want some height while still being safe. There will be history and future all in one. Mayor Chesnut thanked them for their hard work on this project. Council Member Lee said this represents 100's of hours already. Mayor Chesnut said to let staff know when they want it back on the agenda for more discussion.

4. DISCUSSION ON TENTATIVE 2020-2021 BUDGET

Ashley said she had one change. Our share of the Water Treatment Plant cost has gone up from last year and she will adjust that to their estimate. It was approximately \$141,250 and has gone to \$153,187 for next year. Enoch is charged 10% of the operation and maintenance of the

plant. There is extra money in the sewer fund so we will put less to savings to cover the increase in the fee. That is the only change. Council Member Lee clarified this is the 2020-21 budget and not the current budget. This starts July 1, 2020. Ashley said the next step is we will hold a public hearing in a month or so and approve the final budget.

Council Member David Harris made a motion to approve the tentative 2020-2021 budget.

Council Member Lee said she wanted to itemize something for the roundabout. She sees a little money here and there that could go to that. Ashley said we have set aside \$25,000 in Capital Improvements already. Council Member Lee said after meeting with the committee and working with them it is going to cost more than \$25,000. The initial amount is going to be more like \$50,000 and that is on the low end to do a good job. There was considerable discussion of places where funds could be moved to go towards the roundabout. The bottom line was Ashley said \$25,000 has been earmarked in Capital Improvements and that is the fund that is going to pay for this. We expect revenue shortfalls due to the pandemic and we are keeping spending tight because of the unknown revenue. City Manager Dotson added, as we spoke about last meeting and in talking to other entities we can plan for a best case scenario but we have to be flexible in case it is worse. We can gather materials as much as we can but we have to be really nimble with the budget and what to do with the revenues we will get. It is more common for small entities to not have big dips like bigger cities do but if we keep the budget like it is and plan and be flexible we will come out alright. We don't have to have exact numbers right now. We also have to consider that departments spend money right up to June 30th so what is showing now will change. There are basic things that have costs and we can figure somethings now in a preliminary way so we can get bids that are not for cosmetic features. The Capital Improvements fund is set aside just for this type of project.

Mayor Chesnut said the resolution is the next item and there is a motion on the table.

5. RESOLUTION NO. 2020-05-06-A A RESOLUTION APPROVING THE TENTATIVE 2020-2021 BUDGET

Council Member David Harris made a motion again to approve the tentative 2020-2021 budget. The motion was seconded by Council Member Stoor and a roll call vote was held as follows:

Council Member David Harris-Yes	Council Member Stoor-Yes
Council Member Ross-Yes	Council Member West Harris-Yes
Council Member Lee-Yes	Motion passed

6. DISCUSS/VOTE ON HOAGLAND MINOR SUBDIVISION-Platt & Platt

Council Member Ross said this came to the Planning Commission and after review they sent it with a favorable recommendation . It meets all requirements. This lot is on the corner of Midvalley Road and Horseshoe Drive. They are splitting it into two parcels. Council Member Harris asked about where the ingress/egress to the property would be and if there was room. It was noted it could be on either street and it would work. City Manager Dotson said when they decide where home will go we will make sure it meets requirements for the driveway and it can be on either side. Mayor Chesnut asked for motion.

Council Member Ross made motion to approve the Hoagland Minor Subdivision. The motion was seconded by Council Member Harris and all voted in favor.

7. DISCUSS/VOTE ON GRIMSHAW DRILLING MINOR SUBDIVISION-Woolsey

Steve Woolsey of Woolsey Surveying was there to represent the owner, Aaron Alton. He said this is a minor subdivision that is the off shoot of another minor lot subdivision we did last year. We are splitting one parcel and into three parcels. There are easements and a private

roadway already there. So the City Council knows, Aaron Alton has deeded the 33 foot wide area on all three parcels that will be necessary for the roadway on 5600 North to Enoch City already. They have been recorded and conveyed and Enoch City has ownership. He pointed out the areas on the map. This meets all City requirements and came from the Planning Commission with a favorable recommendation. Mayor Chesnut asked for a motion.

Council Member Ross made a motion to approve the minor subdivision for Grimshaw Drilling. The motion was seconded by Council Member David Harris and all voted in favor.

8. DISCUSS/VOTE ON RANGE 16, LLC MINOR SUBDIVISION-Woolsey

Steve Woolsey said this property sits one mile north of the Grimshaw property and east of the animal shelter. This parcel is currently owned by Range 16, LLC and they are selling it to Top Tier Steel. As the owner, they are applying for the minor subdivision process to split the parcel into three parcels. The plat map says Top Tier Steel but the owner is applying since the sale has not closed yet. Council Member Lee asked if there is access to SR-130 and they do have access off of 6400 North. The smaller road is a 33 foot road on the west side and that is owned by Enoch City as a public roadway called Bark Avenue. Council Member Lee said she was thinking of the road to the north of the animal shelter. City Manager Dotson said it is a private road owned by the Clarks and Top Tier Steel may negotiate for access with the Clarks. Mayor Chesnut asked for motion.

Council Member Harris made a motion to approve the minor subdivision for Range 16, LLC. The motion was seconded by Council Member Ross and all voted in favor.

9. DISCUSS AND TAKE ACTION ON GRIMSHAW DRILLING REAL ESTATE PURCHASE OF MUNICIPAL PROPERTY ADJACENT TO FISSURE IN PARKVIEW SUBDIVISION

Mayor Chesnut asked City Manager Dotson about this item. City Manager Dotson said we received an offer from Grimshaw Drilling to purchase a piece of property from Enoch City. If we want to sell property it has to be surveyed and has to go through a process that requires newspaper publishing for three weeks in a row, posting the sale in public places and taking sealed bids from bidders. The City can authorize a property sale without bids if done so in a regular meeting. There are some special reasons to sell outside of the sealed bid process. When it comes to this property it is in Parkview Subdivision and is by the fissure. He showed a map noting due to the fissure this property is devalued in regards to very limited uses because it is in a geologic hazard area. The fissure is mapped out and comes through the traffic circle which he pointed out on the map. The County has been selling lots for \$350-\$400 each. The challenge is the fissure. This request is to purchase the property for expansion of the Grimshaw Drilling storage yard. He is offering \$1,400 per acre. They have already given the road easement along the edge. This is on par with what the lots are going for. City Manager Dotson noted the offer, map and legal description, a resolution and the Code that outlines the process which are included in the packet. Due to the fact that this land is by the fissure the uses are very limited and this is a good offer. We are asking the City Council to consider selling it at that price without other bids or going through the process which adds extra costs for the City.

Council Member Stoor said as far the City is concerned, no one will want this property and the person making the offer has a good use for it and has made a good bid. He thinks we should allow this sale. Council Member David Harris agreed. There was brief discussion of land owners in the vicinity and plans for other properties that have been rezoned to Research/Industrial Park. City Manager Dotson the surrounding owners have no issues with this request or the proposed use of the land. They have indicated they have no interest in that property. This sale would result in the developing of it into a useful area for the benefit of all landowners and Enoch

City. Council Member Harris said getting rid of risk we have with this land would be a good thing. That it is a geological hazard does devalue the land and that is a good reason to sell if we have a willing buyer. There was more brief discussion of the process and the costs to the City from going through the whole process. Council Member Stoor added here is no need to incur anything more in costs. We won't do better in a bidding process with the issues on this piece of property. Council Member David Harris said this is a reasonable bid compared to what the County is selling lots for and that is a good reason to do this. Council Member Ross said she would prefer the bidding process because it is set up that way. Council Member Lee agreed with her.

10. RESOLUTION NO. 2020-05-06-B A RESOLUTION GRANTING THE SALE OF ENOCH CITY PROPERTY TO GRIMSHAW DRILLING PER TITLE 8-000, MUNICIPAL PROPERTY, CHAPTER 8-102-2

Mayor Chesnut asked for a motion. **Council Member David Harris made a motion to approve the sale of property for \$5,600 per the bid from Grimshaw Drilling. The motion was seconded by Council Member Stoor and a roll call vote was held as follows:**

Council Member David Harris-Yes	Council Member Stoor-Yes
Council Member Ross-No	Council Member West Harris-Yes
Council Member Lee-No	Motion passed 3 to 2

11. 2020-05-06 AN ORDINANCE AMENDING THE ENOCH CITY ZONING ORDINANCE, CHAPTERS 13 and 14, SECTIONS 13-5 and 14-5, REGARDING SIDE YARD SET BACKS

City Manager Dotson said we have requirement for a side yard set-back of 20 feet and it disappeared from our ordinance for unknown reasons and we need to add it back in. This action is correcting an error. It means the home has to be set so there is 20 feet from the home to the property line. We are adding back in language that was accidentally removed. Council Member West Harris asked City Manager Dotson if there are any known violations. No, City Manager Dotson said. Mayor Chesnut asked for a motion.

Council Member David Harris made a motion to approve Ordinance No. 2020-05-06, an ordinance amending the Enoch City Zoning Ordinance, Chapters 13 and 14, Sections 13-5 and 14-5 regarding side yard set-backs. The motion was seconded by Council Member Ross and roll call vote was held as follows:

Council Member David Harris-Yes	Council Member Stoor-Yes
Council Member Ross-Yes	Council Member West Harris-Yes
Council Member Lee-Yes	Motion passed unanimously

12. COUNCIL/STAFF REPORT

City Manager Dotson said he has three issues pending he wants to make the City Council aware of so they can think about it in advance. #1-We had previously had an opportunity to purchase a lot by Iron Mountain Subdivision where we had planned to place a trail to the park. We have a public utility easement and drainage easement on the east side of this property but it is limited to underground use so a trail can't go there due to the fact that someone bought this lot and built a home on it. In conversation with the new owner he is not going to allow us to have a right-of way for the trail unless we agree to do several expensive things, including building a block wall on all sides, he wants to be indemnified from any damages from doing this in order to give us the land for the trail. It would also create a non-conforming lot due to size when we take the area for the trail. We do not have any exact costs but know the cost of a block wall is expensive. Although we do have a public utility easement it is for underground use only and not surface use. We assumed we could use it for a trail and that is not so. This owner is concerned about kids coming through

his property and people parking on Homestead to get to the park etc., so that is what he wants. #2 we have had an offer on two Parkview lots the City owns. There were two offers. We put that property on the surplus property list at the last meeting. One offer was from an employee and our Code does not allow the sale of property to employees. Outside of the public bidding process we had another offer also. We would need to go through the bidding process to sell the lots and then it would go to the highest bidder who could be anyone including the employee. #3 In Parkview Subdivision, which is now Research/Industrial Park zone, they are going to develop a portion in the middle where the Bluebird well is located. We were talking about acquiring that well but when we test pumped it we got sand and we think we would have to re-drill a new well right next to it and that is costly. The owner wants the City to take the well in trade with the City paying all of the costs to do a boundary line adjustment to move this portion of the subdivision so they can create an Industrial Subdivision. They also want us to pave Bark Avenue from their portion down to 5600 North and provide them with infrastructure for one industrial cul-de-sac. The City would incur all of that cost for a well. Paving alone might be more than the well is worth. City Manager Dotson said he is just bringing this into the public light for the City Council to consider later. We will keep talking to them about it. Otherwise the City is fine and projects are ongoing. We have three new subdivision phases coming to Planning Commission and then to City Council. That is 60 lots or more. Construction is ongoing with new building permits being taken every day.

Mayor Chesnut reported he attended ICCC via Zoom. There is not a lot to update except tentative revenues are a big unknown. The State is working on it. He has a meeting next week on the Covid task force. There was a brief discussion of sales tax and that we do rely on it. We don't get a lot of the 1% option but our per capita distribution is something we rely on. It covers the costs to run the PD which is a large expenditure. We will open with caution and wear masks. We are getting good local information. He said Dr. Jarid Gray went to NY to help and he reported it is not good. We need data. Be safe.

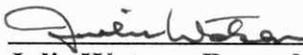
Council Member Ross said Planning Commission was held on zoom last meeting. The next meeting is on the 12th. The Wastewater Treatment meeting was postponed.

Council Member West Harris reported the EDC will be meeting tomorrow.

Council Member David Harris he has no meetings to report on but we are looking for more water.

Council Member Stoor said the RDI people were here and tried to do the installation at the Rec Complex. Their machinery ran into big rocks it looks like it will not be feasible at that site. One option is to go to the dog park with it on the small dog side. Since the large dog side has traditional irrigation installed we could get a comparison between the two systems. Another possible place is Jones Memorial or Iron Mountain Park when it gets to that point. They will install at the dog park later this month. We were discouraged by the problems at the Rec Complex but it is what it is. Their injection system does not disrupt the surface but the rocks were too close to the surface. It would tear the field up too much and make it unusable for years. Council Member Stoor discussed other ways to do it but it is a challenge and not what we had planned.

13. ADJOURN-Council Member David Harris made a motion to adjourn. Motion was seconded by Council Member Ross and all voted in favor. The meeting ended at 7:43 pm.



Julie Watson, Recorder 5-20-20 Date