

MINUTES
ENOCH CITY COUNCIL
October 18, 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: Bryce Poulson, Jonathan Wilson, Debra Ley, Kim Whitehead, and Amy Nielson

1. CALL TO ORDER OF REGULAR COUNCIL MEETING

- a. **Pledge of Allegiance-** Led by City Manager Dotson
- b. **Invocation (2 min.)-Audience invited to participate-** Given by Council Member D. Harris
- c. **Inspirational thought-** Given by Council Member Tingey
- d. **Approval of Agenda for October 18, 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 October 4, 2023- Council Member W. Harris made a motion to approve the minutes. Council Member Ross seconded and all voted in favor.**
- f. **Ratification of Expenditures-** Council Member Ross asked about the training at the Casa Blanca in Mesquite. Ashely explained that it was for the Police Department. **Council Member D. Harris made a motion to ratify the expenditures. Council Member Ross seconded and all voted in favor.**
- g. **Conflict of Interest Declaration for this agenda-** None stated

2. PUBLIC COMMENTS

Kim Whitehead and Becky Shields were at the meeting to discuss memorializing the first Enoch Cemetery. They have gotten it approve through the Daughters of Utah Pioneers to put up a monument at Iron Works Park. They had a meeting in the past and they need to install a marker. They have to build a base for that. She called the city inquiring about raising funds for that and they would have to have an account on their own. Sister Haslem is leaving on a mission so Becky Shields will be the chairman of the marker committee. There was a marker in Scipio for a different memorial and Becky showed a picture of it to the Council Members. They won't be listing any of the people that are in the cemetery. Council Member Ross asked if they had a goal amount to raise. Kim said they are trying to find someone to build the base and get an estimate so that they will know what they will need.

Amy Nielson said she visited with City Manager Dotson about the Enoch Trauma Recovery Committee and they have been exploring some next steps. They are still seeing some negative energy or lack of trust and safety. They have the therapy component covered through the committee but a lot of people don't want that. They thought about a campaign that could be beneficial to run it for an entire year and name it "Enoch Safe".

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There would be activities to promote a safe and comfortable environment. Losing trust in fathers is a common thing in children and youth so they suggested bringing in activities where dads and children can do things together. Some people are shocked by the red and blue lights of the police trucks. So, they wanted to incorporate law enforcement by having a first responder appreciation event or appreciation day. These are just ideas. She wanted to pull together Enoch business owners and see if they could get momentum behind some of these events. She asked if there were any volunteers for this. Council Member D. Harris said he would be glad to help.

3. CONSIDER ORDINANCE NO. 2023-10-18-A AN ORDINANCE ANNEXING 667.14 ACRES OF LAND OWNED BY PIDDING LLC INTO THE CORPORATE BOUNDARIES OF ENOCH CITY

Mayor Chesnut mentioned that the agreement for annexation had not been completed at that time. He voiced concerns about passing an ordinance with a contingency. Justin Wayment expressed his dislike for contingencies but acknowledged that if there was a valid reason for it, they could consider it. City Manager Dotson informed the attendees that the public hearing had already taken place, and the legal expectation was for the City Council to make a prompt decision. It was noted that the annexation agreement was not in the state code but followed the city's standard protocol. Additionally, there was an expectation from the landowner to expedite the process. Mayor Chesnut questioned whether a contingency would truly constitute approval.

Spencer Jones, who represented Pidding LLC and acted as the petitioner, reported that his in-house attorney had collaborated with City Manager Dotson, and the contingency date was nearly finalized. He mentioned that beyond this date, the city had the option to deny the annexation. Mr. Wayment needed to research the state code to determine if there was a specific deadline for the City Council to make a decision on approval or denial. Subsequently, Mr. Wayment recommended tabling this item for a period of 45 days.

Council Member D. Harris made a motion to table Ordinance No. 2023-10-18-A, an ordinance annexing 667.14 acres of land owned by Pidding LLC into the corporate boundaries of Enoch City until December 6, 2023. Council Member Ross seconded and all voted in favor.

4. CONSIDER ORDINANCE NO. 2023-10-18-B AN ORDINANCE AMENDING ENOCH CITY CODE 12.1900.1909 LANDSCAPE REBATE CODE

Council Member Ross said this item came forward from the Planning Commission with a favorable recommendation. It was noted that Commissioner Ley did not agree with it.

Council Member D. Harris made a motion to approve Ordinance No. 2023-10-18-B, an ordinance amending the Enoch City Code 12.1900.1909. Council Member W. Harris seconded and a roll call vote was held as follows:

Council Member Ross: Yea	Council Member W. Harris: No
Council Member D. Harris: Yea	Council Member Tingey: Yea
Council Member Stoor: Yea	

5. CONSIDER ORDINANCE NO. 2023-10-18-C AN ORDINANCE CHANGING THE ADDRESS OF 4923 NORTH ALBERT DRIVE TO 4925 NORTH ALBERT DRIVE

City Manager Dotson reported that he had received a request from the Haight Family Trustee to change the address of a property. He expressed concern that the current address might lead to unwanted attention for future homeowners. Council Member Tingey questioned the effectiveness of this address change in achieving that goal. City Manager Dotson explained that

the old address would no longer appear in search results once the new address was in use. Council Member Tingey sought clarification on the reasoning behind this decision. Mayor Chesnut noted that the address change was a mechanism to address a stigmatized home, acknowledging that there might be better approaches but highlighting that this was the specific request at hand.

Council Member D. Harris made a motion to approve ordinance No. 2023-10-18-C, an ordinance changing the address of 4923 North Albert Drive to 4925 North Albert Drive.

Council Member W. Harris 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: Abstain

Council Member Stoor: Yea

6. CONSIDER RESOLUTION 2023-10-18 A RESOLUTION ADDING AN ADDITIONAL WASTEWATER USER FEE FOR CONNECTING TO A WASTEWATER LIFT STATION

Hayden White mentioned that he had been in discussions with Cedar City regarding their lift stations, which had provided insights into what to expect. He explained that there would be an increase in maintenance requirements, necessitating daily checks, as opposed to the previous every-other-day checks, due to the potential impact on homes if the system were to back up. As a result, the proposal was to implement a fee for maintenance and upkeep, with the intention of charging it to the individuals connected to the system. Council Member Tingey inquired about the commercial fee, which was listed at \$25 per month, and Hayden confirmed that all the fees were indeed monthly. Council Member Tingey suggested removing the phrase "per month" from the fee descriptions to eliminate redundancy, a suggestion that Council Member D. Harris agreed with.

Council Member D. Harris made a motion to approve Resolution 2023-10-18, a resolution adding an additional wastewater user fee for connection to a wastewater lift station with the amendment to the wording. Council Member Tingey 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

7. CONSIDERATION FOR AND ADOPTION OF A PARAMETERS RESOLUTION AUTHORIZING THE ISSUANCE OF SALES TAX REVENUE BONDS OF ENOCH CITY, IRON COUNTY, UTAH AND THE CALLING OF A PUBLIC HEARING FOR NOVEMBER 15, 2023 TO RECEIVE INPUT WITH RESPECT TO THE ISSUANCE OF SUCH BONDS AND ANY POTENTIAL IMPACT TO THE PRIVATE SECTOR FROM THE CONSTRUCTION OF THE PROJECT.

Marcus Keller, attending via Zoom, reported that they had received approval from the CIB (Capital Improvement Board). He outlined the necessary steps to be taken and explained the process involved. The terms approved by the CIB included a 1.46 million dollar loan at a 2.5 percent interest rate for a 30-year period. This loan would be issued as a bond, with parameter resolutions in place. Marcus noted that capital markets were currently experiencing rapid drying up, leading to increased interest rates within the private market, which would be around 6%. City Manager Dotson shared that during the CIB funding meeting, they had received a high volume of applications, and there was a discussion about pausing further applications and denying other requests. The timing of their application was crucial, as any delay in the funding cycle could have resulted in potential funding denial or higher interest rates. Council Member D. Harris mentioned that while they had initially requested a lower interest rate, and been granted a higher one, this did

not deter their enthusiasm to proceed with the project, as it would extend the building's life for up to 30 years.

Council Member D. Harris made a motion to adopt the parameters authorizing the issuance of sales tax revenue bonds of Enoch City, Iron County, Utah and set a public hearing for November 15, 2023. Council Member W. Harris 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

8. COUNCIL/STAFF REPORT

Chief Ames

- He appreciated their support for the new building.
- They had the groundbreaking ceremony for the CJC yesterday.
- They are swamped with cases.

Hayden White

- This week they got all the parks winterized.
- They have been working on the drainage ditch across from the city offices.
- Council Member Ross asked if the drainage was between the new subdivision and a farmer's property. Hayden said yes, they hired a contractor to do it as it saved money. They are putting the fence up right now so he can put his cows in the field to graze.

Justin Wayment

- They are working on the Nelson Farm annexation. They have about an acre pond. The owners didn't have a specific need for it. That would be a nice fishing pond for kids. This is the irrigation pond near the Penny property. D. Harris said he liked that idea.

Ashley Horton

- She's been working on quarterly reports and things with the IRS. They have a new reporting system.

City Manager Dotson

- Next Wednesday is Freddys Fright Night sponsored by KJs Ice Rink at Boebert Park.

Lindsay Hildebrand

- She just came back from a business licensing conference and will be changing how she handles renewals.

Council Member W. Harris

- Went on a few ride-alongs with officers and appreciates them.

David Harris

- Eric Reiser called him about issues with his water bill. He watered plenty because he had new sod. He felt like he watered the same as previous months. He couldn't reconcile the usage with his bill. Hayden tested the meter and checked any number of things. No irregularities could be found. If we ever have someone with a leaky pipe or something, he would be willing to work with him. The problem is that we can't pinpoint a specific issue. It wasn't as high as some others we've heard of. He doesn't know if he can justify it if there isn't a specific problem to

resolve. Justin asked if he found any problem in August. Council Member D. Harris said according to him everything is the same and yet his bill was higher for one month. There was no problem to remedy. Justin said he didn't know how to do that and treat everyone the same. Council Member Stoor said if there was a clear problem that the city could remedy, that's one thing, but if there is not then what's to stop everyone from doing that.


Bob Tingey

- He requested a little bit more detail regarding expenses on the expenditures. Ashley said the department heads can add more to that.

Council Member Stoor

- He's looking forward to placing that marker up at the park.

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

	11/1/2023
<hr/> Lindsay Hildebrand, Recorder	<hr/> Date