

MINUTES
ENOCH CITY COUNCIL
October 3, 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-absent
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, Dave, Case and Nathaniel Callison and Spencer Jones

1. CALL TO ORDER OF REGULAR COUNCIL MEETING-By Mayor Chesnut at 6:00pm. Mayor Chesnut said he has to leave early and Council Member Stoor will take over.

- a. **Pledge of Allegiance-**Led by City Manager Dotson
- b. **Invocation-**Audience invited to participate-Given by Spencer Jones
- c. **Inspirational thought-**Given by Council Member Harris
- d. **Approval of Agenda for October 3, 2018-Council Member Harris made a motion to approve the agenda. Motion was seconded by Council Member Lee and all voted in favor.**
- e. **Approval of Minutes for September 19, 2018-Council Member Harris made a motion to approve the minutes. Motion was seconded by Council Member Ross and all voted in favor.**
- f. **Conflict of Interest Declaration for this agenda-**none stated

2. OPEN THE 2018-2019 BUDGET AND SET A PUBLIC HEARING FOR OCTOBER 17, 2018

Mayor Chesnut said in a prior discussion the City Council approved amending various things in the budget. City Manager Dotson said they have to have the amended budget available for the public tomorrow. It will be noticed per State law and the City Council should go through the changes again tonight. Ashley recapped the items to be changed after meeting with department heads.

- Soccer line item was added. We added for the Recreation program for t-ball/coach pitch expense and revenue.
- Page 2-Class C road funds need to be spent per the auditors. We will add in \$150,000 to buy a new grader and two pups at \$10,000 each. City Manager Dotson said our audit came back and one thing they didn't find but mentioned is we have Class C road funds saved from the State gas tax as a percentage we get. That is for very specific things in the budget. The idea is to maintain more roads and not just save. We want to buy better equipment and we can do that with these funds.
- Ashley said right below that are the extras we need to spend and will transfer some to the general fund which she will go over in the line items.
- We need \$15,000 from general fund savings on some line items we are running short on.

- We are spending more on our attorney than in years past so will add \$5,000 to that to supplement.
- Chief Ames would like two electronic speed signs at \$16,389 each which will do traffic counts for us too.
- We need a new animal control vehicle. Ours is old and needs constant repairs.
- The PD uses Spillman software for dispatch. We have surfed on the County's Spillman license for years but we need our own now and there are benefits to having that. It is \$30,000 one-time expense with yearly maintenance charges.
- In building and zoning we need a new truck for the Building Inspector. Earl will take Lynn's old truck for use in the Public Works Dept.
- In streets and roads this money is not an overage but we used more than we thought we would need.
- In R & M for the old tractor we just got billed this year and we paid that so it is low and we added \$5,000 there.
- In fuel where they are doing a lot of hauling they are using more fuel and need \$5,000 more for that.
- Earl has repaired the old tractor to the point it can't be saved. Public Works needs a newer tractor for \$23,000, 2 one-ton trucks, one with a plow, and those are \$40,000 each. They need a 3 axle trailer at \$15,000 from overage money to haul the excavator. The old trailer is broken beyond repair.
- In the general fund there is a total of \$220,385 for overages we needed to put back into the budget along with \$15,000 from savings. The overage was \$420,000. That leaves about \$207,000 in overages and the list for that is as discussed above.
- Ashley went to Capital Improvements where the rest will be transferred. \$100,000 in capital projects is for the animal shelter.
- \$107,182 is for the Ravine well to go deeper so that covers spending that money on capital projects.
- On page 7 in the Water Fund we got a matching grant to do the Capital Facilities Impact Fee Study so we are adding \$50,800 to be the match.
- We would add \$6,000 for water right purchase that we already made.
- We have the income of \$25,400 and the matching grant would be our portion from impact fees.
- Decrease amount to savings for the water right purchase.
- Sewer fund \$44,000 CIB grant for addition to store the fire truck so adding that into the expense line and income added.
- Storm Drainage Fund we need to add \$30,000 for the drainage project we are doing now on Quickdraw. Some of the funds are from billing fees.
- Iron Mtn. project can use impact fees to pay for that. We want to put \$10,000 more to make sure we have enough for that park from impact fees and from the billing fees.
- For the animal shelter we are adding funds from capital projects and the savings of \$160,000. Building costs have risen. We have bids for everything except the HVAC system and that bid is a year old. Heating came in at \$10,000 more than we thought it would be hence the need for a cushion. It goes back to capital project savings for re-appropriation if not used.
- On page 10 the only adjustment is the equipment purchase payment where we used funds to buy the new trash truck and the Refuse Dept. was going to pay that loan back.

- From the \$66,000 in the general fund Earl used some for the trash can purchase so the loan repayment will be a payment of \$49,500 with a small final payment the next year.

Ashley asked for questions.

- Council Member Stoor asked about capital projects and what remaining balance we have there. Ashley said she would have to look it up. Council Member Stoor said he met with a resident about Class C road funds to improve 600 East. The other concern is the Enoch maintenance yard that is unsightly. He suggested we build a wall around the yard. City Manager Dotson said we are getting bids for 600 E. to bring the pavement to the curb. Ashley said extra funds for the animal shelter could be re-allocated for that. Council Member Stoor suggested using capital funds to cover the open drainage ditches on Midvalley Road to improve the City's image and for safety.
- Council Member Lee brought up the storm drainage projects we are doing and asked if that needs money added to it. It was noted the drainage project on Quickdraw Lane has started using the billed drainage fees.
- Council Member Lee suggested we should budget for some acquisition funds for roads and add to the budget to cover any matching grants. Council Member Lee said she wants to add money to roads and streets to ask the County for some property acquisition this year. She said since we are opening the budget she wants the availability to do that before we close the budget again adding we have to have money in the budget to get money. City Manager Dotson said we still have to negotiate with landowners and may need more funds. We want to put the same amount as an expense in case we don't get the money. Council Member Lee said she would like \$60,000 to \$80,000 to acquire property. We can't apply if we don't have avenue to receive money.
- Back to drainage, Council Member Lee asked which project we should do next. Ashley said page 9 is the Storm Drainage Fund for that. The only revenue is billing fees and impact fees. Impact fees are now going to the Iron Mountain Park. We projected to have \$42,000 in billing fees and \$65-\$70,000 in savings.
- Council Member Lee said we had residents who wanted to get going on the smaller drainage projects. Do we want to do that? Is it necessary? Is there a certain level we want to do? Council Member Stoor said as long as it is in our drainage plan it is fine. Council Member Harris thought we already approved moving ahead with the smaller projects. He trusts the engineers to protect property and not create more problems down the line. If it does not work to do it piecemeal and we meet the 25-year plan, then we take on other projects. Council Member Lee said she wants the City Council to weigh in on those decisions and asked if that was what the Storm Drainage Fund was created for. There was more discussion of engineered projects that are "shovel ready" now and how to prioritize them. She suggests we go ahead with first project. It was noted that is already started.
- Council Member Stoor asked if we could assign some money for a block wall at the City yard. Spencer Jones, a local builder, was asked approximately how much that might cost. He said \$44 to \$47 a foot for a total of about \$80,000 to \$110,000. Council Member Stoor added it could be privacy chain link. Council Member Stoor said because we have had residents come to us about the unsightly view we should clean it up. He asked for \$80,000 for a fence from capital improvement funds. City Manager Dotson said to the City Council if they want a block wall or chain link fence they should choose. We do not need it on the list for capital facilities funds. City Manager Dotson said there may be money left from the animal shelter to do that.
- It was noted these changes as discussed need to show on the budget we put out for the public tomorrow. Member Stoor said again he would like to allocate money for a fence and Council Member Ross wanted to know the issues with the yard. She was told it looks messy and the unsightly dumpsters show. It is in the center of the City now, Council Member Lee said. Perhaps this is more of a want than a need. Council Member Harris said putting it in does not commit us

to do it. He is fine to put it in but this needs more talk and some actual costs. We could put \$30-\$40,000 in there the City Council agreed and talk about it again later. Ashley confirmed that any excess money left from the animal shelter goes to this at \$40,000.

- Ashley added Chief Ames got a \$3,000 grant for bullet proof vests and so we need to add that in. Council Member Ross said she had question from last meeting where we talked about using money for water rights purchase. City Manager Dotson said equipment replacement is more important now. The Council could delegate more money to negotiate with or wait for a plan to be done and then impact fees can help pay for water rights. City Manager Dotson asked for a vote on approving the changes.

Council Member Harris made motion to direct City staff to notice the public hearing with the changes as discussed. Council Member Lee seconded the motion and all voted in favor.

3. DISCUSS THE FINAL PLAT OF THE RIDGE SUBDIVISION, PHASE 12a

Council Member Harris said this was on the books in 2006 and just came back to the Planning Commission for re-approval. They met with City Manager Dotson for review of the project to be sure it met all of our current requirements since there was no activity on the project for all these years. Nothing required any changes so this application meets all requirements for the City to move forward. This is an administrative action to approve it so there is no reason to discuss it further. Council Member Ross asked about sewer lines in 2006 and was told that is not an issue now and has been redone.

4. RESOLUTION NO. 2018-10-03-A A RESOLUTION GRANTING APPROVAL OF THE FINAL PLAT OF THE RIDGE SUBDIVISION, PHASE 12a

Council Member Harris made a motion to approve Resolution No. 2018-10-03-A, a resolution approving the final plat The Ridge Subdivision, Phase 12a. The motion was seconded by Council Member Ross and a roll call vote was held as follows:

Council Member Harris-yes	Council Member Stoor-yes
Council Member Ross-Yes	Council Member Owens-absent
Council Member Lee-Yes	Motion passed

5. DISCUSS BELT ROUTE RESOLUTION TO RECOMMEND AN ALTERNATE SITE

Mayor Pro-Tem Stoor asked City Manager Dotson to tell them about this. Council Member Lee said she would explain this and City Manager Dotson can fill in the gaps. Council Member Lee said this went by the Planning Commission and they suggested this resolution be sent to the County Commission, UDOT and all involved in this decision. There are a couple of things to consider: This is a new suggestion that we come farther south on the proposed belt route to 6000 north because

- that would help Enoch more in economic benefit
- will help with traffic bottleneck at Hwy. 91 and SR-130
- belt route would be there for the proposed industrial zone

A recap of the history of the proposed belt route was given. A decision by the Iron County Commission on the location is pending in the very near future. If the belt route location chosen is farther north it will not benefit Enoch in any way. If a site further south is chosen, perhaps even 6000 North the benefit to Enoch will increase. The timing of our suggestion is a bit late because all entities involved have looked at other options and studied them. We wrote a letter to that group before to look at our needs and interests for the belt route and I -15 interchange. There will be an open house on the 24th of October to have the engineers there to explain the three

other routes proposed. This new route has not been studied but would be far less expensive to build than the sites farther north. This is new information for them.

City Manager Dotson said, so this resolution and what happens after makes a big difference to Enoch City. The interchange is in the UDOT long range plan and the southern option studied is best for Enoch but this is better. The idea of the resolution signed by the City's elected and appointed officials would be to approach Horrocks Engineers and the Iron County Commission on a more personal level to present this alternative road. We need to get on the website Horrocks developed for public comments and use that to add our comments as a City Council and Planning Commission to promote this option. So far there have only been seven comments on one of the biggest projects coming to the County.

Council Member Lee explained that if the belt route was located on 6000 North our residents who work on Hwy. 56 would go a little bit north and get on the belt route over to Hwy. 56 thereby reducing traffic at the intersection of Hwy. 91 and SR-130. Residents would use that to have another way to get into Cedar City and avoid the choke point at the Mavrick. This is a shorter route and would cost less money. Spencer Jones, who owns land that will be affected by any choice that is made, gave some comments about the topography of the routes proposed.

Council Member Stoor asked what the City will look like in many years. We don't want the belt route through the middle of Enoch. A main artery through a city is not a bad thing Council Member Harris said. Businesses will develop around it. Farther north does not help us and takes no pressure off the roads now. Spencer said you might want to look at the cost of 31 million for the Summit option vs. 9 million for a more southern route without the interchange. They are prejudiced to Summit even if the numbers are better elsewhere. He added it may be helpful to take some picture of the route saying at some point Hwy. 91 will need to be redone to remove all the dips and problems that road has. That is an added cost. Council Member Lee said she sees this as a 20 million dollar savings. It could be more Spencer said but Hwy. 91 needs to be redone regardless. Council Member Lee proposed we read through the resolution and either sign it or not. Council Member Harris read the resolution proposed.

Council Member Stoor said if we vote on this tonight or not he has some reservations for the public in the future adding he means where there are homes on Hwy. 91. He said he does not think he would actually use that road and he lives close to there. In morning he might because choke point is bad now. He thinks only a small percentage of residents would use this now. Council Member Harris said the further north it goes the less it would be used. He pointed out access to Hwy. 56 where many residents go to for work. Also this is the key for commercial development in Enoch. City Manager Dotson read the comments from our City Attorney. You need to point out the need is already present in Enoch. Summit never will need it. City Manager Dotson told about the planned coal trucks coming from Alton at a rate of 150 trucks per day that need to get to the rail spur on Hwy. 56. The thought for the belt route is to get those trucks off of I-15 and out around to Hwy. 56. There was more discussion that the roads are meant to get people through quickly and efficiently. When you add in land use that changes things. Then businesses develop and they draw traffic to them which stops the quick mobility use of the roads. The County needs to put this belt route on their map, not only for the coal trucks but because solar farms are developing to the west and they want their roads to show before that construction starts.

Council Member Stoor said he is not in favor or opposed. His concern is for the negative impact of those who live near the interchange. How will this help Enoch economics to develop? He said he needs more study on this. Development will come to any interchange that is built. Council Member Stoor said he does not think the interchange will affect Hwy. 91 that much to fix it. Council Member Lee said her urgency is time. The County will make a choice very soon. This is our only window to have a say in this for our future as far as roads go. She is not looking at the economy that much but to relieve traffic. This is our only window of opportunity to get our preference before them for a decision. There was more discussion of the routes by Council

Member Stoor. Council Member Lee said they have not even heard of 6000 North yet. Summit is number their number one choice. Council Member Harris said this is huge for Enoch. Council Member Harris said this is our best option for everything. The City will grow to the north and we need to relieve the chokepoints. City Manager Dotson said we don't want to be another Lehi and Council Member Ross asked about that. He told how difficult it is up there to go through Lehi to get anywhere and they had not planned for another route for all the growth. They had to purchase hundreds of millions of dollars' worth of property so they could change the road. We need to plan now for Enoch so that does not happen here. This belt route has been coming for years. We will continue to grow and we need to plan for growth. This is our best chance to plan Council Member Harris said. There was more discussion on growth. Council Member Stoor said he has more questions than answers and asked if we have time to talk about it again. Council Member Lee said that only leaves one week before their open house. Council Member Harris said we don't have the time for studies now. Council Member Stoor said he read this extensively and asked do we talk or vote. Council Member Harris would like to add the language from our City Attorney. Council Member Stoor asked for a motion.

6. RESOLUTION NO. 2018-10-03-B A RESOLUTION TO APPROVE AN ALTERNATE LOCATION FOR THE I-15 INTERCHANGE AND BELT ROUTE
Council Member Harris made a motion to approve Resolution No. 2018-10-03-B, a resolution to approve an alternate location for the I-15 Interchange and belt route and adding the comments from our City Attorney. The motion was seconded by Council Member Lee and a roll call vote was held as follows:

Council Member Harris-yes	Council Member Stoor-no
Council Member Ross-Yes	Council Member Owens-absent
Council Member Lee-Yes	Motion passed 3 to 1

7. PUBLIC COMMENTS-

Spencer Jones said in case they don't know this; there is a reason why no one is at the meetings. It is because of the confidence they have in this Council and Mayor. They are happy with how Enoch is doing now and that is a compliment.

8. COUNCIL/STAFF REPORT

City Manager Dotson said we received a Request for Proposal for the Water Capital Facilities Impact Fee Study. We got one response from Sunrise Engineering. Normally we interview prospects and make a decision on that. Many said they had no time to do this bid. The proposal from Sunrise Engineering is reasonable and more than we asked for. He has copies of the proposal if Council Members want to look at it. The timeline is to be done by April 2019 to get a grant. The Council agreed there is no need to interview them because they have done our work before and have our data. City Manager Dotson said the other item is that they need a closed meeting for property and personnel discussions.

Council Member Ross said she went to the water reuse meeting. It was long and there are a lot of options. They are meeting again on Oct. 9th.

Council Member Stoor reported the Rec Committee met last week. They had a good discussion about Iron Mountain Park and Iron Works Park. They are working on bid for the sprinkler system for Iron Mountain Park.

Council Member Harris said the Planning Commission is working on roads and updating the General Plan Land Use Road Map. They will review the roads in their next meeting and after they hold a public hearing it will come to the City Council.

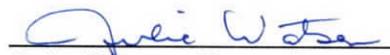
9. **CLOSED MEETING REQUESTED TO DISCUSS PERSONNEL MATTERS, IMMEDIATE LITIGATION OR REAL ESTATE TRANSACTIONS**-(Requires a roll call vote w 2/3 majority)

Council Member Harris made a motion to close the regular meeting and go into a closed meeting for discussion of personnel and property acquisition. The motion was seconded by Council Member Ross and a roll call vote was held as follows:

Council Member Harris-yes	Council Member Stoor-yes
Council Member Ross-Yes	Council Member Owens-absent
Council Member Lee-Yes	Motion passed

10. **ACTION FROM CLOSED MEETING**-none

11. **ADJOURN**-The regular meeting ended at 7:48 pm.

 10-17-18
Julie Watson, Recorder Date