

Manti City Council Public Hearing and Regular Meeting

MINUTES

MARCH 13, 2024
6:00 PM

MANTI CITY BUILDING
50 SOUTH MAIN STREET

MEETING CALLED BY	Mayor Alfred C. Bigelow
TYPE OF MEETING	Regular Council Meeting
ATTENDEES	Councilmembers: Jennifer Christiansen, Jeff Killian, AJ Mower, Mary Pipes and Mary Wintch City Manager: Kent Barton City Recorder: JoAnn Otten
ABSENT	
WELCOME	Mayor Bigelow
PLEDGE OF ALLEGIANCE	Led by Councilmember Killian

Public Hearing

ITEM 1	<p>Public comment concerning the proposed development of a Sewer Master Plan to identify system needs moving forward and develop a plan for growth.</p> <p>Mayor Bigelow said that Manti City has a desire to create a sewer master plan. He said that in 2012 the city made major upgrades to the sewer lagoon system to expand capacity and extend the life of the system. In 2020 the city added 75 acres and a large pivot to the system for applying treated wastewater to agricultural land. Both projects have greatly benefited the city's ability to treat wastewater or sewage.</p> <p>Mayor Bigelow said that as we consider continued growth, we have determined that a Sewer Master Plan will greatly improve the city's ability to meet both current and future wastewater treatment needs.</p>
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He then stated that the city is proposing to select an engineering firm for this purpose and to apply for approximately a \$60,000 – \$75,000 grant for the creation of a master plan to include both an Impact Fee Facilities Plan and an Impact Fee Analysis.

The purpose of the IFFP and the IFA are to determine system needs going forward and determine what costs are attributed to growth. If the study finds an impact fee would be appropriate, it will likely be proposed by the council at a future date. Impact fees are assessed to new growth only – not to existing users.

Mayor Bigelow then invited public comment.

Susan Manning – 294 South 400 East

Ms. Manning said that it was her hope that the impact fee schedule will include the total cost of infrastructure development so there is no financial impact on the citizens.

Ms. Manning said that she also felt that whichever engineer is selected to complete the IFFP and IFA, they should study the natural sewer process and use other options other than chemicals to clean the waste at the sewer ponds.

Tom Marsh – 402 East 200 South

Mr. Marsh questioned if every new development would be required to have a lift station or if in the future, a new sewer plant will be in constructed.

CONCLUSION

Mayor Bigelow thanked all those present for their comments.

ITEM 2

Public comment concerning the creation or updating of Electrical Department Impact Facility Fee Plans and to conduct an Impact Fee analysis for said plans.

Mayor Bigelow stated that the city needs to update the Power Department Capital Facilities Plan to include both an IFFP and IFA.

He continued by stating that in mid 2022, the city created a Capital Facilities Plan, which included both an Impact Fee Facilities Plan and an Impact Fee Analysis. Since that time, the cost of materials for electrical supplies and components has dramatically increased. As a result, we are proposing to update the plan, which was created in 2020, and to perform a new Impact Fee Analysis, so that new growth

coming into the city is fairly paying for the impact created to the city's electrical system.

Mayor Bigelow then invited public comment.

CONCLUSIONS

As there were no comments, Mayor Bigelow closed the hearing.

Regular Council Meeting

ITEM 3	Discussion concerning updating of Electrical Department Impact Facility Fee Plan and performing an Impact Fee Analysis.
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Mayor Bigelow inquired if there was any discussion relative to updating of Electrical Department Impact Facility Fee Plan and performing an Impact Fee Analysis.

Councilmember Wintch stated that it is essential that Manti City complete the study and analysis.

Councilmember Killian agreed that this must be completed.

CONCLUSION

It was the consensus of the Mayor and City Council that Manti City go ahead with updating of Electrical Department Impact Facility Fee Plan and performing an Impact Fee Analysis.

ITEM 4	Discussion of proposed Sewer Department Master Plan to include an Impact Facility Fee Plan and Impact Fee Analysis.
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Mayor Bigelow inquired if there was any discussion relative to the proposed Sewer Department Master Plan to include an Impact Facility Fee Plan and Impact Fee Analysis.

CONCLUSION

It was the consensus of the Mayor and City Council to complete a Sewer Department Master Plan to include an impact Facility Fee Plan and Impact Fee Analysis.

ITEM 5	Kent Barton - review of August 2024 financial statements.
<p>City Manager Barton presented the February 2024 Financial Statement, which is attached to and made part of the minutes.</p> <p>He reported that 67% of the budget year is complete with total budgeted revenues realized at 73.6% and total budgeted expenses coming in at 61.5%. He then reviewed the Enterprise and Special Revenue Funds with water revenue at 58.7% of budget and expenses at 89.1%, sewer department budgeted revenues at 60.4% and expenses at 45.0% and electric fund budgeted revenues at 53.8% and expenses 52.3.</p> <p>Barton made note that sales tax received this year is lower compared to previous years.</p>	
CONCLUSION	
<p>Mayor Bigelow thanked City Manager Barton for his report.</p>	

ITEM 6	Continuing Business.
<p>Discussion concerning nuisance ordinance and enforcement. The updated draft ordinance will be reviewed at a subsequent council meeting.</p> <p>Discussion concerning Inland Port project. No discussion.</p> <p>Discussion concerning smoke nuisance from green waste facility. No discussion.</p>	

ITEM 7	Councilmembers reports.
<p>Councilmember Mower reported on the Rural Water Association conference that he had attended and said it provided helpful ideas, and it was a good learning experience. He thanked Manti City for the opportunity to attend.</p> <p>Councilmember Wintch said she had also attended the conference and reviewed same. She said the conference was well worth attending.</p> <p>Councilmember Wintch reported on the Library Board meeting with the following items being discussed:</p> <ul style="list-style-type: none"> • Did not receive a grant that had been received previous years. 	

- Looking at painting the library and City Manager Barton said they have requested bids for painting the library, senior citizen center and old city hall.
- The library is in need of a new “book drop off box”.
- Summer programs are scheduled.

Councilmember Killian reported on the Airport Board meeting. He said they have had discussions on how to create an Airport Authority.

He stated that he is working on the quarterly newsletter, which will be included in the utility billing. He said it will be a very full issue and will need to pick and chose which items to include. Some discussion ensued.

Councilmember Christiansen said that she had reached out to the Fourth of July chairperson, and he will have information available for the next newsletter.

Councilmember Christiansen said she had attended the Rural Water Association conference and noted the emergency response class with cyber-attacks being the top concern.

Councilmember Pipes said that Kathy Cox of the DUP had reported that the Patten House will not be open during the Temple Open House, as there is no heat in the building. They are in the process of developing a schedule that will have the building open one day a week for group tours.

Councilmember Pipes said she had spoken with an individual who is opening a pet supply business in the Bishop’s Storehouse this May.

ITEM 8

Public Comment.

Susan Manning – 294 South 400 East

Ms. Manning said that she has studied and taught people about horticulture and it is beneficial to encourage new homeowners to plant trees on their properties.

Ms. Manning said that USDA offers grants to farmers and if there is a grant writer that could help, it would be very advantageous.

Ms. Manning suggested when the city needs to secure bonds for funding, they offer an internal local bond which would give local citizens the opportunity to invest.

ITEM 9	Mayor Bigelow.
<p>Mayor Bigelow reported on the following items:</p> <ul style="list-style-type: none"> • Recently traveled to Washington DC with UMPA to lobby the legislature on curbing the implementation of a new electric component that is at a higher cost. • City Council and City Manager Barton met with Representative Burgess Owens and had a tour of the Clover Creek Solar Fields. • Referenced a letter sent to the US Bureau of Reclamation relative to the Glen Canyon Dam long-term experimental and management plan. • The grant application from CDBG for the remodel of the Senior Citizens Center was ranked 10 out of 10. This means there will be no funding until money comes available. 	

ITEM 10	Consideration of approval for minutes of last month's meetings.
<p>The Mayor directed Councilmembers to draft minutes of the council meeting of February 3, 2024.</p> <p>Councilmember Pipes made note of an error on #10 – change from 400 South to 400 North.</p> <p>Mayor Bigelow then called for a motion to accept the minutes of February 3rd, as corrected.</p>	
ACTION TAKEN	
<p>Councilmember Jeff Killian made the motion to accept the minutes of the February 3, 2024 regular council meeting, as corrected, seconded by Councilmember Jennifer Christiansen. Councilmembers voting “aye”: Jeff Killian, Jennifer Christiansen, Mary Pipes, Mary Wintch and AJ Mower. Councilmembers voting “nay”: none.</p> <p>Mayor Bigelow directed Councilmembers to draft minutes of the work meeting of March 5, 2024.</p> <p>Councilmember Wintch made note of a change in item #1 paragraph 8 and the council concurred.</p> <p>Councilmember Wintch made the motion to accept the minutes from the work meeting of March 5, 2024, as corrected, seconded by Councilmember AJ Mower. Councilmembers voting “aye”: Councilmember Mary Wintch, AJ Mower, Jeff Killian, Jennifer Christiansen and Mary Pipes. Councilmembers voting “nay”: none.</p>	

ITEM 11	City Manager Kent Barton
<p>City Manager Barton reported on the following items:</p> <ul style="list-style-type: none"> • The next three weeks will be very busy in Manti with the LDS Temple Open House. They are expecting approximately 300,000 people in attendance. • Thanked the Mayor and Council for allowing him to take the time to be on the Board for Rural Water Association. He also thanked them for supporting Rural Water Association. • Bills are in the packet for review. • Made note of a letter from Rob Patterson to CIB requesting release of property in the MBA to complete the land trade with Sanpete County. • Chris Talbott with the State of Utah has invited the Mayor and City Council for a private tour of the new courthouse. • The next city council meeting will be April 10th. • Has a legal and property negotiation issue for closed session. 	
ACTION TAKEN	
<p>Councilmember Mary Pipes moved to adjourn from regular session into closed session to discuss legal and property negotiations, seconded by Councilmember Jeff Killian. Councilmembers voting “aye”: Mary Pipes, Jeff Killian, Jennifer Christiansen, AJ Mower and Mary Wintch. Councilmembers voting “nay”: none.</p> <p>Adjourned from closed session into regular session.</p> <p>Councilmember Mary Wintch moved to pay the bills and adjourn the meeting, seconded by Councilmember Mary Pipes. Councilmembers voting “aye”: Mary Wintch, Mary Pipes, AJ Mower, Jeff Killian and Jennifer Christiansen. Councilmembers voting “nay”: none.</p>	

ADJOURNED	7:15 P.M.
NEXT MEETING DATE	Regular Council Meeting – April 10, 2024

General Account

Kent Barton	\$ 326.41
Zions First National Bank	8,121.18
Utah Municipal Power Agency	120,692.42
Jeff Killian	73.36
Main Street Family Clinic	100.00

AJ Mower	57.29
Utah Local Governments Trust	1,478.25
Dusty Dinnel	15,000.00
Craig M Call	620.00



Alfred Bigelow, Mayor



JoAnn Otten, City Recorder