

Elwood Town Council Meeting Feb 13, 2024

The Elwood Town Council met at the Elwood Town Hall, 5235 West 8800 North, Elwood, Utah, at 7:00, Feb 13, 2024. The following members were present consisting of a quorum.

Keenan Nelson	Mayor	Scott Goodliffe	Councilmember
Mark Lay	Councilmember	Lynn Hardy	Councilmember
Mike Pace	Councilmember		

Staff present at this meeting

Gina Marble	Town Clerk
Steve Woerner	Public Works

Others present at this meeting

Devere Hansen	Monica Holdaway	Mike Paulsen	Kavin Buttars	Curtis Crouch
Quinn Hamson	David Rogers	Garth Day		

WELCOME

ADMINISTRATION

Councilmember Hardy gave the prayer
Pledge of allegiances

Mayor Nelson welcomed everyone to the meeting.

Minutes for the Jan 9, 2024 town council meetings were presented for approval.

*Councilmember Pace made a motion to approve the minutes for Jan 9, 2024.
Councilmember Hardy seconded the motion. The voting was unanimous in favor of the motion.*

Item#1 Audit-Davis and Bott-David Rogers presented the 2023 audit to the council. David stated it's a clean audit everything looks good. Because of the \$330,312 depreciation- we are good cash wise, but we need a plan on moving forward to fix the sewer and water account. The depreciation is larger this year due t the development. We tested internal controls and we didn't notice any control problems. We tested the 5 things, the only thing we found was the negative on the water fund, and we are not generating enough money to cover the water fund. We need to transfer money from the general to the utility at least 5% so around \$56,000, I would recommend transferring \$100,000 and I suggest a rate study for the water and sewer.

Councilmember Lay made a motion to approve the June 2023 Audit. Councilmember Goodliffe seconded the motion. The voting was unanimous in favor of the motion.

Item#2 Paulsen Annexation petition approx. 8800 North 5860 west Elwood-Mayor Nelson stated that the planning commission and our planner recommended denying the annexation. Councilmember Hardy stated he agreed with them not to annex any property at this time, it doesn't benefit the town. The council agreed.

Councilmember Hardy made a motion to adopt resolution 2024-002 and deny the annexation request. Councilmember Lay seconded the motion. The voting was unanimous in favor of the motion.

Item#3 Monica Holdway-Box Elder County- Monica introduced herself she has been with the chamber of comers for 23 years. She showed the council their website, she stated they got a grant to help with the workforce, we have more growth coming to the county. The council thanked her for providing the information.

Item#4 Riverview Subdivision-request to waive the requirement (150.146 (c)(3)- Garth Day with Heritage homes presented the concept plan of the subdivision to the council. Garth is asking to waive the requirement for the 8 lots on 5600 west, due to it matching surrounding subdivisions. Your ordinance makes us back to the road, to turn the roads backwards it's silly to make us do that. We are designing the front of the property for residential and the back future for industrial in the back similar to Mark Allred's development, if we designed it all residential you might be losing something later.

Councilmember Hardy asked if he was going to set the homes back so they can back out. Garth replied it's not a problem, the road is not busy enough of that.

Councilmember Hardy stated he has a problem with the ordinance, the ordinance don't seem to be complete. The backyard is where all the garbage goes and the kids play. If we are going to require it we need to put a fence up to keep it safe for the kids. Garth stated that the ordinance is a good tool to have but there are other ways to fix it.

Mayor Nelson stated it's not a wide street. Garth submitted the applications it was denied. I'm asking for a variance for this subdivision, I don't believe it fits and that's why I'm asking. Councilmember Goodliffe stated that the planning commission worked hard on the ordinance, but I don't want to go against the ordinance. Garth stated he is not going against the ordinance, the ordinance state we can ask for a variance and that's what I'm asking for. This ordinance is a failed ordinance other cities are trying to do away with it.

Steve Woerner stated that the road is not a narrow road it's a normal standard road its 66 feet a full size road. I have a lot of issues with the new ordinance except the last statement regarding the variance. I can see it if it's on a busy road or smaller lots. If we put a fence up we have more problems. The snow plow and to keep up with maintenance are all issues, we will take the fence out once we plow the snow. Steve

stated we had a meeting with the planner and they suggested to have him go to town council and get it waved. The planner and I recommend giving the waver to allow him to front 5600 west. Mayor Nelson stated the other 10 lots are fronting 5600 west it makes sense to allow them to front 5600 west.

Councilmember Lay made a motion to accept to wave the requirements and allow the 8 lots to front 5600 west. Councilmember Pace seconded the motion. Councilmember Goodliffe abstained.

Item#5 Planning Commission Member-Mayor Nelson stated that Curtis Crouch's term was up but he would like to serve 4 more years. The council thanked him for serving another 4 years.

Councilmember Lay made a motion to appoint Curtis Crouch for another 4 year term. Councilmember Hardy seconded the motion. The voting was unanimous in favor of the motion.

Item#6 Planning Commission Report-Chairman Hamson reported that we had a public hearing on subdivision ordinance 150, we tabled it for the next meeting. We are working on the schedule of uses and a on street parking ordinance. We filled the vacancy on the general plan committee, Darwin Nielsen is our new member.

Item#7 Sheriff's Department Report- had nothing to report.

WATER

Steve Woerner reported on the secondary water project, estimate on the pumps is \$430,000 to get it hooked up. We spent \$300,000 already for the property. If we go for funding we are trying to use the \$300,000 for a match Jones is working on it. How fast do you want to proceed with this?

Steve reported on water projects, normally the money I use for the projects is no longer there and the sewer is starting to wear out the water fund is keeping the sewer running. We are looking at a rate increase. Do we want to slow down and see what money we can find and go slow on the secondary water project. Mayor Nelson said he agreed with Steve and the council agreed also.

Steve sated that we should have the rate study done by next meeting, we will be looking at a fee increase for both sewer and water.

SEWER

Steve Woerner had nothing to report.

PARKS AND RECREATION

Steve Woerner asked if there was anything the council wanted to do at the parks. I have a few suggestions, Overnight camping we should get rid of it we only have one bathroom. Mayor Nelson stated he sees where he is going with it but its revenue.

ROADS

Steve reported that Rocket Road (10400 North) is one project-Gina set up a meeting with Tremonton and they didn't want to help pay for it. We put in an application to the county to help with funding. POST asphalt was about \$270,000 to fix the road. I called the state regarding the freeway overpass in Elwood the state stated they own the structure but the asphalt is Elwood responsibility the deck, the asphalt is on us.

EMERGENCY PREPAREDNESS

Councilmember Hardy nothing to report. Steve Woerner stated that the water purifier, tent, canning station is taking up room in my shop. Can we get another shed like the one we had to put all the emergency preparedness items in. The council agreed to purchase another shed.

OTHER

Mark Lay would like to have a meeting with truck drivers no action will be taken just talking to people and Gina will take notes. The council likes the idea, Councilmember Lay and Pace will work on it.

Councilmember Hardy asked the council how we can save money in the admin area with professional service fees. We were going to look into saving. Mayor Nelson stated our attorney is \$11,000 and our engineer is a huge cost. If we want to seek other people we can. Councilmember Hardy asked combined with the attorney, planner and engineer where are we at with that. Mayor we can look into that.

Councilmember Pace made a motion to adjourn, Councilmember Lay seconded the motion, and the remaining council agreed. The meeting was adjourned at 8:57p.m.

The undersigned duly acting and appointed clerk for Elwood Town Corporation hereby certifies that the foregoing is a true and correct copy of the Town Council meeting minutes held on the 13th day of Feb 2024. Dated this the 12th day of March 2024.

Gina R Marble, Elwood Town Clerk