

# HATCH TOWN BOARD MEETING

March 23, 2022

**Town Board:** Mayor Jim Kabonic, Melissa Poulsen, Jon Spendlove, Kevin Eldredge, Kurt Sawyer

**Staff:** Jacie Torgersen & Kerry Barney

**Public:** Dave Barnhurst, Russ Riggs, Betty Kabonic, Tyler Mackaben, Richard White, Brett Burrows & Cassi Thieme. Mike Rudolph came at 7:30 pm. Raquel & Guy Thompson also came later.

## **1. Meeting Called to Order**

The mayor began the meeting at 7pm with Councilor Sawyer opening with a prayer and Mayor Kabonic leading those present in the pledge.

## **2. Approval of February 16, 2022 meeting minutes**

Councilor Eldredge motioned to approve the minutes and Councilor Poulsen seconded the motion, the vote was unanimous.

## **3. Review Invoices, checks & financial report**

### **3.1 February**

Councilor Sawyer motioned to approve the February expenses and Councilor Spendlove 2<sup>nd</sup> the motion, the vote was unanimous.

### **3.2 Extra Monthly Invoices**

There was one extra invoice to Richard White for \$5,338 for February work on the water study.

## **4. Public Hearings**

## **5. Petitions, Remonstrations and Communications**

### **5.1 Water Study by Richard White**

Mayor Kabonic turned the time over to Richard White to discuss the town's water study that he just completed. The town has 2 sets of culinary water rights east of town for the wells. The town also has 2 water rights for the well located at the cemetery. The town has some water rights that are certificated (or proven) and some the are applied. The rights that are applied have been that way since 1880 and need to be proven up by January 31, 2024. It is possible to extend the rights and that is what the town has done in the past. These rights are located on the Mammoth at the same location of the Hatch Irrigation Company. The Irrigation Company and the town have the same dates for these water rights and the same location that they come from.

There was a study done in 2004 on the town's water system that shows that the town does not have enough water pressure or flow to meet fire water requirements. There are some areas where some of the lines need to be upgraded. The town is area of a problem area going to Riverside Campground where there is only a 2-inch line.

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The study shows that the town is conserving water and has plenty of water rights for future growth. The irrigation company helps a lot with this since many residents have irrigation water and use it for their outside watering. Mr. White projected a .5% growth for the next 20 years and the town would have sufficient water rights for the growth. The limiting condition for the town at this time is the storage tank. The town has enough water rights to double the current number of water connections in town but would not have enough storage to do so and the fire flow needed for pressure is another item that needs to be addressed.

Mr. White recommended that the town update the model used for calculating the water flow. The program used to do it is no longer available. There are grants available for rural communities to do things like this. He could help the town apply for a grant and he thinks it would be \$12,000-\$15,000 for the model.

He also suggested that the town look at the joint water right with the irrigation company and see what can be figured out. The town will have to prove up on that water at some point and show that they are using it. It could be a possibility to lease some of that water to the irrigation company to make sure that it is being used. Once it is segregated out the town would also be able to sell some of it if they would like. Councilor Sawyer asked if the water could be converted to underground and that is a possibility. The state does allow municipalities to extend the dates of proving up on their water for future growth. The state engineer is understanding of rural communities. It would be great if the town and the irrigation company could meet together and come up with a solution to present to the engineer. The state likes parties to work it out amongst themselves.

An estimate to build a new storage tank is between \$1-\$1.50 per gallon of storage. Councilor Sawyer suggested that the increase their fees to start saving up for a new water tank. Mr. White said this could be figured out in the new model if the town decides to do that.

The town does have enough water to provide water connections for the ground in town that is currently agricultural. There has also been some interest from the Bristlecone Subdivision located south of town in getting water from the town. They do have a well for some of their water and would deed that over to the town if the town provided water there. The town would have enough water rights and could provide water for them but they are not located within the town boundaries. The town could choose to provide water for them at a higher rate as it states in the ordinance.

Councilor Eldredge wondered if there would be an advantage to the town and irrigation company combining like it was in the beginning. Russ Riggs does not think the irrigation company would be interested in doing that.

### **5.2 Distribution of Hatch Stimulus Money**

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Councilor Eldredge will take care of getting the fencing lined out to go around the well and Councilor Spendlove will work on getting turnouts for the fire department with the stimulus money.

Brett Burrows also suggested that the town/cemetery look into fixing the fence at the cemetery. Councilor Poulsen told him that the cemetery has already budgeted to fix the fence up there.

### **5.3 CASI due April 1<sup>st</sup>/ CIB Funding**

There was a meeting held in Panguitch this week, Jacie Torgersen wondered if anyone from the town had attended. Councilor Sawyer will check with the five-county association and see if they town can still apply for CIB funding.

### **5.4 Door Codes at Town Hall**

Various people in town have been given the code to the town hall and Jacie Torgersen thinks it needs to be changed. The only people that should know the code are the town officials and employees. If someone else is using the building they need to get a key and go in the other door. The code is not to be given out to people who reserve the building. Councilor Eldredge will get the code changed tomorrow and let the council know what it is.

### **5.5 Hatch Town Dam & Reservoir**

The governor approved house bill 393 on March 5<sup>th</sup> concerning the Hatch Town Dam. There are proponents who would like to rebuild the dam, Delta is pushing for it. The bill has set aside \$380,000 to do a study on it and see why it has failed before and what could be done to rebuild it and make it secure this time. They would study how they could make hydrogen through electrolysis so more could be done with the water. The dam could also add a couple more months to the irrigation season being able to store the water. The study is scheduled to begin July 1<sup>st</sup> and end in 2023.

Russ Riggs said he is aware that the county commission has met with the state on the dam. Hatch Dam is one of the only dams still authorized but not in operation. They are trying to find lobbyist to pay for it. The property that it covers is owned by upper Sevier water district so that wouldn't be too much of a problem to cover the area again with water.

## **6. Ordinances**

### **7. Report of Officers – boards – committees**

Mayor Kabonic thanked everyone for pitching in to help with the broken water meters and getting them repaired. There have been quite a few lately. That is how the town runs, everyone showing up to help!

#### **7.1 Water Department – Water Usage**

##### **7.1.a Establish possible Stand-by fee**

The council has had time to review the stand-by fee that Paunsaugunt Cliffs has in place. There was a discussion whether the fees that the town has in place right now are good or if the town should consider changing it to have a stand-by fee. A suggestion was made to have a number listed for people to contact when there is a water emergency. The office

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number doesn't really work when the office is only open once a week. It was suggested to post the numbers are the office and add them to the phone message for people looking for help with a broken water meter.

### **7.1.c Stocking water parts**

Councilor Eldredge and Tyler Mendenhall have a list of water meters that need to be fixed and they have started ordering the parts to get them taken care of. Ben Neilson has also been helping with the water. Mayor Kabonic would like to meet with the water department and do an inventory of what is on hand and what needs to be ordered and go through procedures.

### **7.1.b Water Operator Hourly Rate**

Ben Neilson has turned in his time at \$25/hour which was decided on when he said he would help the town when they were without a water operator. Jacie Torgersen was asking what the policy is for an hourly rate for the water operator. It was suggested to look at the job description for the water operator and the things that need to be done that are not on there could be billed at an hourly rate.

### **7.2 Fire Department-**

Jon Spendlove held a fire department meeting last Thursday. He had four people that attended. Tony Dinges is going to help show him how to operate the trucks. David Barnhurst requested that a sign be posted when the meeting is going to be held besides just a text being sent out for the meeting.

### **7.3 Road Department-**

### **7.4 Parks & Recreation-**

### **7.4.c Easter Egg Hunt**

Councilor Poulsen is planning on having a teen glow in the dark Easter Egg Hunt on Friday night and then she will have the kids help refill the eggs for the kid hunt on Saturday. The younger kids Easter Egg Hunt will be on Saturday at 11am. She will let the council know when she needs them to come and help stuff the eggs.

### **7.5 Grants-**

### **7.6 Planning & Zoning Commission**

### **7.6.a Town Zoning Map**

The lot lines are not all correct on the map but the zones have all been amended and changed as discussed with the planning & zoning commission and town council. Councilor Eldredge motioned to approve the zoning map and Councilor Spendlove 2<sup>nd</sup> the motion, the vote was unanimous.

### **7.6.b Prestige Estates Subdivision Amendment**

The form has been submitted for the Prestige Estates Subdivision Amendment and the fees have been paid. Councilor Eldredge motioned to approve the amendment and Councilor Sawyer 2<sup>nd</sup> the motion, the vote was unanimous. This property was changed from commercial to residential on the new town zoning map. The owners of this subdivision would need to apply for a zone change if they want it to be commercial. Mike Rudolph came to ask about his property. The council said there was an error made and his property

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was zoned commercial on the map when it was supposed to be residential so they changed it back. Mr. Rudolph said his property was zoned commercial when he bought it 30 years ago.

### **7.6.c Ordinance concerning trailers/trailer parks in town**

Kerry Barney wanted to start the discussion on adding to the town's ordinance. The town's new ordinance does not have much in place concerning RV's and trailer parks in town. The rescinded the old ordinance that had a lot of information on it. He suggested making revisions and adding more to the new ordinance. As it stands right now if it is zoned commercial then you could do it. Russ Riggs feels like the town is now comparing apples to oranges and has no control right now with the new ordinance. Mr. Barney feels like that planning & zoning can revamp it and add to it. The town has the basics, now it can be built upon. It was suggested to look at other municipalities and see what they have and go from there.

Tyler Mackaben is currently working on a project at his businesses that would be affected by this ordinance. He has an engineer currently working on the plans. He finds it interesting that this discussion came up right as he is working on plans that will be affected by this. Raquel Thompson stated that it is an allowable use right now in the commercial zone. Councilor Sawyer said the code is a living code and there are things that constantly need to be addressed and changed in the code. This was not brought up specifically at this time because of Mr. Mackaben's project, it was brought up because some changes need to be made. The council was not aware of all the things that were taken out when the new ordinance was adopted. They are going to amend it and fill in some of the missing information and put some specific information in the ordinance so it is more specific.

### **7.7 Cemetery**

### **8. Public Input**

### **9. Unfinished or New Business**

Brett Burrows asked if he could pave from his driveway out to the town's street across the town's right of way at his expense. The town suggested that gravel might be better in case they had to repair a water line or something in that area and needed to dig there.

The next meeting will be on April 20<sup>th</sup>.

### **10. Adjournment**

Councilor Poulsen motioned to adjourn and Councilor Sawyer 2<sup>nd</sup> the motion, the vote was unanimous. The meeting adjourned at 9:15pm.

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