

January 18, 2023

Town Board Members Present: Mayor Jim Kabonic, Jon Spendlove, Kurt Sawyer, & Melissa Poulsen

Staff Present: Jacie Torgersen and Jaycen Walter

Public Present: Ben Neilson and Lincoln Poulsen

The meeting began at 7pm with Jacie Torgersen offering an opening prayer and Mayor Kabonic leading those present in the pledge.

2. Approval of November 17, 2022 Minutes

Councilor Sawyer motioned to approve the November minutes and Councilor Poulsen 2nd the motion, the vote was unanimous.

3. Review Invoices, checks & financial report

Councilor Sawyer motioned to approve the financial for November and December and Councilor Spendlove 2nd the motion, the vote was unanimous.

4. Public Hearings

5. Petitions, Remonstrations and Communications

5.1 2023 Celebration Dates

The following dates were set for the town celebrations for 2023:

April 8th – Easter Egg Hunt

July 4th – Independence Day Celebration (flag raising and parade)

July 22nd – Pioneer Day Celebration

October 31st – Halloween Party

Jan 1, 2024 Bunco

5.2 Review Hatch Master Fee Schedule

Councilor Spendlove motioned to approve the master fee schedule and Councilor Poulsen 2nd the motion, the vote was unanimous.

5.3 Open and Public Meeting Training

Jacie Torgersen gave the board members a training on open and public meetings with information from the ULCT book.

6. Ordinances

6.1 Short Term Rental Ordinance Amendments

The planning & zoning commission had a meeting last night and discussed the proposed amendments. Jaycen Walter, chair, gave a report on the meeting. The public at the meeting didn't like the idea of the town restricting business. Russ Riggs was concerned that his kids won't be able to afford to come back here if they can't rent a home out as a short-term rental. The planning and zoning had two members for the amendments and three members against so their recommendation is to not pass the amendments.

Mayor Kabonic was concerned about the section regarding a 1-hour response time. He does not feel like that is reasonable. If someone was in Cedar for groceries, they will not be able to respond within the hour. Councilor Spendlove feels like the response could be by email or phone, it does not have to be in person so he doesn't think this is

unreasonable. Mayor Kabonic would also like to have a list of the manager's name and contact information at the office in case a problem arises. It was suggested that this could be done as they renew their business licenses this year. Mayor Kabonic said that the vacation rentals in town are kept up nicer than the homes that people live in.

Councilor Sawyer likes putting a limit on the short-term rentals at 20% and the town citizens he has talked to think it is a good idea also. Jacie Torgersen said that the majority of communities in Utah has something in place for limiting short-term rentals and she feels like it would be a good idea for Hatch to do this also. Councilor Poulsen feels like members of the community should come to the meeting and voice their opinions. Councilor Sawyer motioned to approve the ordinance with the amendments and remove the moratorium on short-term rentals and Councilor Poulsen 2nd the motion. Roll call vote:

Kurt Sawyer – Yes

Melissa Poulsen – Yes

Jon Spendlove – No

The ordinance passed with a 2-1 vote. Mayor Kabonic stated that the decision has been made and he does not want to discuss it again during his term.

6.2 2023-01 2023 Meeting Dates

Councilor Sawyer motioned to approve ordinance 2023-01 setting the 3rd Wednesday of each month as the regular meeting date and Councilor Poulsen 2nd the motion, the vote was unanimous.

6.3 2023-02 Wages/Compensation

Mayor Kabonic would like to see the town pursue the idea of hiring a full time maintenance position. The town currently pays someone to do roads, parks, water and fire chief. These jobs could all be combined into one along with the cemetery maintenance. The town pays approximately \$1200 a month with these different jobs. Glendale has a full time maintenance person and he suggested checking with them. In order to get someone to do it the town would have to make it worth their time. It was suggested to check with other communities to get comparable rates and then discuss again next month.

Councilor Sawyer motioned to give Jacie Torgersen and Melissa Poulsen a \$50/month raise starting February 1st and Councilor Spendlove 2nd the motion, the vote was unanimous.

7. Report of Officers – boards – committees

7.1 Water Department – Water Usage

7.1.a Well #4 Repair/bids

Well #4 is functioning at 50% capacity and needs a new pump. Ben Neilson has contacted three different companies for bids and has only received one response. Nickerson Pump Company gave a bid for \$17,075. They will take out the old pump and see if it can be rebuilt for a backup. The current pump is 10 years old and was installed in July 2013. The town is having a water sample tested for hard water and iron bacteria. Tyler Mendenhall took a sample up north to be tested. Ben Neilson would like to see a copy of the results when the town gets them. Councilor Sawyer motioned to accept the bid from Nickerson Pump Company and Councilor Poulsen 2nd the motion, the vote was unanimous. Jacie Torgersen will write a letter to Nickerson on town letterhead accepting the bid.

7.1.b Well #5 Generator Maintenance

The generator at the well did not come on when the power was out. Tyler Mendenhall, water operator, got a bid from Wheeler Machinery to have the generator tested and serviced. The total was for \$1313.68. Mr. Ben Neilson said that

the town should add the block heater to be replaced to the bid and take the load tests off. This would save the town some money and he thinks the block heater is the problem.

7.1.c Water Meter Reader Position

The town will wait on the water meter reader position to see if anything becomes of the full time position before advertising this one separately.

7.2 Fire Department-

The fire department is missing 2 sets of turn outs. They have been paid for but not received.

7.3 Road Department-

7.4 Parks & Recreation-

7.5 Grants- possible upcoming grant options

Mayor Kabonic has been talking to a friend who has been a city manager in Orem who is willing to help the town write some grants. He suggested that the town look at localinfrastructure.org for grant opportunities. Mayor Kabonic will set up a time that we can meet with him to get some grants started.

Jacie Torgersen said the CASI is past due for the Five County Association. She has contacted them and they said the town can still turn it in but could not apply for a CDBG grant at this time but could a CIB. She wanted to know if it is worth the time and effort to fill out the application and she will need some help doing so. Councilor Sawyer thought the town should see if they could get funding for a backhoe to be used for the cemetery, water lines, potholes, snow etc.

7.6 Planning & Zoning Commission

Kade Iverson is wanting to place cargo storage container behind the gas station. Shipping costs have gone up a lot and he would like to be able to place big orders and then have room to store it. As the town ordinance is written right now there is only one storage container allowed per building lot and he already has one here. A discussion took place that the ordinance could be amended to have different standards on commercial property. The planning & zoning commission will discuss possible changes to the ordinance at the next meeting.

7.7 Cemetery

The cemetery board is planning on having another meeting in April before Memorial day to talk about getting the parking lot finished by then. Councilor Sawyer suggested that it would be nice to have some chips on the road all the way around and gates at each end making it easier for snow removal in the winter.

8. Public Input

9. Unfinished or New Business

The next council meeting will be on February 15th.

10. Adjournment

Councilor Spendlove motioned to adjourn and Councilor Sawyer 2nd the motion, the vote was unanimous. The meeting adjourned at 8:30pm.