

**STATE OF UTAH
COUNTY OF SEVIER
TOWN OF ANNABELLA**

**TOWN COUNCIL MEETING
February 10, 2011**

Minutes for the Town Council Meeting held Thursday, February 10, 2011 beginning 6:00 p.m. in the Annabella Community Center, located at 295 East 300 North, Annabella, Utah. Mayor Dale Albrecht conducting.

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| <ol style="list-style-type: none"> 1. ROLL CALL 2. OPENING REMARKS 3. PLEDGE OF ALLEGIANCE 4. DISCUSSION WITH BOYS
RE: COMMUNITY CENTER 5. JOHN CHARTIER
DISCUSSION RE: ROAD
AT 600 EAST 6. RUSS PETERSON
PRESENTATION TO
TOWN COUNCIL 7. APPROVAL OF MINUTES 8. APPROVAL OF WARRANT
REGISTER 9. APPROVE EXPENSES
FOR RURAL WATER
CONFERENCE 10. APPROVE PURCHASE OF
CRACK SEALING RUBBER | <ol style="list-style-type: none"> 11. RECOMMENDATION
FROM PARK AND
RECREATION
COMMITTEE 12. APPOINT RESIDENTS TO
FILL PLANNING
COMMISSION
VACANCIES 13. DISCUSSION RE: ROAD
AND DRAINAGE
EXTENDING 200 WEST 14. CONSIDER APPLICANTS
TO FILL TOWN COUNCIL
VACANCY 15. APPOINT APPLICANT TO
FILL UNEXPIRED TERM
ON TOWN COUNCIL 16. DEPARTMENT BUSINESS 17. ADJOURN |
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TOWN COUNCIL MEETING 6:00 P.M

Public in attendance:

*John Chartier/Planning
Commission Chair
Curtis Nielson/Nolte
Engineering
Russ Peterson
Malcolm Nash/Sevier
County
Bill Winn
Ruth Winn
Herb Hawley*

*Fred Christensen
Hayven Dunn
Kim Dunn
Ken Blackburn
Bridget Bennett (& son)
Bob Farnsworth (& son)
Arden DeMille (& son)
Karen Stanton (& son)
Jerry Nebeker
Shad Robertson*

*Ashley Robertson
Rolene Price
Casey Edwards
Dallas Edwards
Kelly Winn
Jed Bodily
Bradley Powell
Karen Powell
Albert Sevy
Suzy Sevy*

1. ROLL CALL. Roll call was answered by Mayor Albrecht. In attendance were Councilmen Jay Dee Nielson, Wade Peterson and Brent Christensen. Tina

Mitchell, Town Clerk, and Dusty Wilkinson, Maintenance Supervisor, were also in attendance.

2. OPENING REMARKS. Councilman Christensen offered a prayer.

3. PLEDGE OF ALLEGIANCE. Councilman Peterson led the group in the Pledge of Allegiance.

4. DISCUSSION WITH BOYS REGARDING PROBLEM AT COMMUNITY CENTER. Due to recent problems with boys entering and dirtying the women's restroom at the Community Center, Mayor Albrecht asked the boys involved in the incident to approach the Town Council. The boys explained what had happened and apologized to the Council and those in attendance. Mayor Albrecht explained that being able to use the Community Center was a privilege and that the building should be respected. The boys agreed to eight weeks of latrine duty and a 60 day suspension on their access to the building.

5. JOHN CHARTIER DISCUSSION REGARDING ROAD AT 600 EAST. John Chartier, Planning Commission, explained that Jeremy Langston had attended the last Planning Commission meeting to discuss the road at 600 East. He stated that the road is actually part of Mr. Langston's property and does not show up on any map. Mr. Chartier added that Mr. Langston would like to deed the property to Annabella Town so he does not have to continue paying taxes on the parcel being used for a road. It was noted that the road is over 500' deep and serves four homes total, all of which are in Annabella Town limits. Mr. Langston stated that he has not had an official survey yet, but it is estimated that his property ends approximately 5' from Bradley Powell's fence line. Mayor Albrecht explained that Mr. Langston could dedicate the property to Annabella so it is not on his tax notice, but the Town would not purchase the property from him. He explained that Mr. Langston would first need to petition the Town to accept the parcel; at that point, Town would consider accepting it.

Suzy Sevy then noted that that the Santos family had completed the paperwork to have the road platted with the Sevier County Recorder, but for some reason it did not go through. She explained that she is in favor of having the road deeded to Annabella. Mrs. Sevy added that Rex and Janice Dunn are also in favor.

Bradley Powell asked if the road would be maintained by the Town if it were deeded. Mayor Albrecht explained that, because the property in question is already in Town limits, it would. He added that, due to budget cuts, other improvements may be far off. Mr. Powell asked, in the event the road was accepted by the Town, that 600 east be put on the list of roads to be improved. He then asked if the Town would be willing to share in surveying costs for the road. Councilman Christensen asked what the advantages would be for Annabella Town to accept the road. Mayor Albrecht replied that there would not be advantages, other than they are part of the community and it would be the right thing to do.

John Chartier asked about a cul-de-sac requirement for the road. Councilman Nielson stated that it would be around 90' for snow plow and emergency. The cul-de-sac would need to be figured in when having the road surveyed.

Mr. Langston was asked to check on engineering costs and return to the Town Council with some figures and his petition.

6. RUSS PETERSON PRESENTATION TO TOWN COUNCIL. Russ Peterson was in attendance to discuss the possibility of a hydroponics greenhouse to be brought into the valley. He explained that he had been approached regarding the project and the possible use of his land for the greenhouses. He added that it would be an approximate 8 million dollar project which would ultimately bring in 50 jobs, 17 of them full time with some management positions. Mr. Peterson stated that the starting wage for part time workers would be \$10-12 per hour. Because the greenhouses are hydroponic, water is a key issue. Mr. Peterson stated that the property in question is not in Town limits. He added that they have the option to drill a well, or to petition Annabella Town for use of water, with Annabella water being the more favorable option. He added that one year of operation would use approximately 20 million gallons of water and that the system takes in 180,000 gallons of water at one time. The system recirculates the water and what is not used to produce the vegetable (approximately 2/3rds of the water) is recycled. Malcolm Nash, Sevier County, added that greenhouses are low profile, quiet, and labor intensive. It would bring in a significant number of jobs to the valley.

Karen Powell, resident, stated her concern that the Town already pumps in the summer months. Mr. Peterson noted that if the plant were to use Annabella water, they would have to pay for any overages incurred. Mayor Albrecht explained that Mr. Peterson would need to meet with Planning and Zoning to discuss the details of the operation. Tina Mitchell was asked to put Mr. Peterson on the Planning agenda, scheduled for Monday, February 28th at 6:00 p.m.

Note: The Planning Commission meeting scheduled for February 28th was canceled. Mr. Peterson will approach the Planning Commission at a later date.

7. APPROVAL OF MINUTES. The minutes from the January Town Council meeting was presented for approval. **Councilman Nielson made a motion to approve the minutes. Councilman Christensen seconded the motion and the motion carried unanimously.**

8. APPROVAL OF WARRANT REGISTER. The warrant register was presented for approval. **Councilman Christensen made a motion to approve the warrant register as presented. Councilman Peterson seconded the motion and the motion carried unanimously.**

9. APPROVE EXPENSES FOR RURAL WATER CONFERENCE. Mayor Albrecht explained that the annual Rural Water Conference would be held the

first part of March. **Councilman Nielson made a motion to approve expenses for the conference. The motion was seconded by Councilman Peterson and the motion carried unanimously.**

10. APPROVE PURCHASE OF CRACK SEALING RUBBER. Dusty Wilkinson, Maintenance Supervisor, noted that he is no longer able to purchase crack sealing rubber from UDOT. The quote he has received from Deery is \$929.25 per pallet. **Councilman Christensen made a motion to approve the purchase of 3 pallets of crack sealing rubber. The motion was seconded by Councilman Nielson and the motion carried unanimously.**

11. RECOMMENDATION FROM PARK AND RECREATION COMMITTEE. Tina Mitchell explained that the Park and Recreation Committee had met in January to discuss fees and use of the Community Center. The Committee suggested that shorter rental hours be available for non-residents. They suggested that the building could be rented to non-residents from 1-3 hours for \$25 per hour, plus a cleaning deposit. If something were to run longer than three hours, the full day rental would apply. **The Council agreed to try the rate structure on a 3 month trial period. If it works out, the rates will be approved by resolution.**

12. APPOINT RESIDENTS TO FILL PLANNING COMMISSION VACANCIES. Mayor Albrecht explained that there were some Planning Commission vacancies that needed to be filled. After a brief discussion, **Councilman Nielson made a motion to appoint the following residents to fill the vacancies:**

John Chartier Planning Commission Chairman

Wayne Grundy Planning Commission Member

Wade Ingram Planning Commission Member

The motion was seconded by Councilman Christensen and the motion carried unanimously.

13. DISCUSSION REGARDING ROAD AND DRAINAGE EXTENDING 200 WEST. Mayor Albrecht explained that the Town was considering opening up the road extending 200 West. The road is already platted, but not opened up or useable. Mayor Albrecht then invited questions from those in attendance.

Ruth Winn questioned why the road was going in if it wasn't needed. She noted that, with a limited budget, it is difficult to maintain the roads currently in place. Mayor Albrecht replied that drainage is a problem and each street should carry its own. He added that he has also received requests from residents who want the road.

Bill Winn shared his concern regarding dust problems. He stated that he appreciates the open riding available for ATV's, but does not want the problems with dust if the road were to remain unpaved.

Jerry Nebeker stated that Shad Robertson's home already has problems with drainage. He added that he is very concerned about a road going in. He suggested that, if something is going to be done, the Council consider only putting the drainage in and not the road. Mayor Albrecht explained that the water needs to be diverted north and then west until it hits the canal.

Kelly Winn stated his concern that water would be coming into his yard if the drainage was opened up. The Council then discussed the placement of culverts in relation to the homes near the property being discussed.

Rolene Price questioned the purpose of opening up the extension of 200 West. Mayor Albrecht explained that drainage was a main concern and also allowing easier access to Center Street from 100 South. He went on to explain that it was important to keep water on the East side of the road until it went North near Shad Robertsons home. Mrs. Price noted that Shad Robertson already has drainage problems in front of his home. Mayor Albrecht stated that Mr. Robertson had built up the right-of-way in front of his home, causing the water to block up. He added that it will need to be lowered by the homeowner. Councilman Christensen stated that many residents have roads running near their home and asked why this particular one was a problem. Mrs. Price replied that she is concerned because it will not be paved.

Casey Edwards asked how the Town planned on putting a road through that was 49.5'. Mayor Albrecht explained that Mrs. Edwards was aware that a road could be put in when the building permit for her home was signed.

Jedd Bodily asked if the telephone pole near the property would be moved. Mayor Albrecht answered that it most likely would.

Mayor Albrecht then thanked those in attendance for their questions and concerns.

14. CONSIDER APPLICANTS TO FILL TOWN COUNCIL VACANCY. Due to the recent resignation of Councilman Jeff Roberts, applicants had submitted their names to fill the vacant position, ending December 31, 2011. Fred Christensen, Hayven Dunn and Ken Blackburn have submitted their names, along with a letter of interest for the Town Council to review. The candidates then briefly introduced themselves, and their qualifications, to the Town Council. Mayor Albrecht expressed appreciation to everyone applying for the position. He stated that the Council would discuss the applicants and that Tina Mitchell would let them know the decision.

15. APPOINT APPLICANT TO FILL UNEXPIRED TERM ON TOWN COUNCIL. After discussing the candidates and qualifications, the Council unanimously decided to vote in Ken Blackburn.

A motion was made by Councilman Nielson to appoint Ken Blackburn as a new Councilmember to fill the unexpired term of Jeff Roberts. The motion was seconded by Councilman Peterson and carried unanimously.

An oath of office will be administered to the newly appointed Councilmember during the March Town Council meeting.

16. DEPARTMENT BUSINESS

Councilman Peterson expressed concern regarding Junior Jazz practice at the Community Center and kids being kicked out because of it. Mayor Albrecht asked Tina to post the practice schedule so the Junior Jazz could use the entire court during their practices.

17. ADJOURN. **At 8:45 p.m. Councilman Christensen made a motion that the meeting adjourn. Councilman Nielson seconded the motion and the motion carried unanimously.**

Minutes of the Town Council meeting held Thursday, February 10, 2011 were approved this ____ day of _____, 2011.

Dale Albrecht, Mayor

Tina Mitchell, Town Clerk