

**TOWN OF MANILA SPECIAL MEETING
TOWN OF MANILA MEETING ROOM
145 E HWY 43
DECEMBER 5, 2018 AT 10:00 A.M.**

MINUTES

MEETING CALLED TO ORDER: Mayor David Coombs called the meeting to order at 10:01 A.M.

PRESENT: Mayor David Coombs, Council Member Gretchen Northcott, Council Member Randall Browning, Council Member Greg Scott, Council Member William Rylander, & Marlena Connor, Town Clerk.

GUESTS: Travis Pendleton, George Rawson, Blenda Larsen, Ron Kendrick, Terry Grow, Blake Olorenshaw, Mike Musselman, Eyvonne Long, Mandy Slaugh, Nick Goodman, Tim Hollinger, & Wendy Hollinger, Bill West, Rick Moore, John Foster, & Joe Jacobs.

Mayor David Coombs explained to everyone that this is a special meeting called to address certain circumstances & situations. It is not a public hearing. The council is going to allow those who presented a public comment form a 3-minute comment.

PUBLIC COMMENT: Mayor David Coombs called on Eyvonne Long to address the council. Eyvonne Long stated that she has some questions & concerns. Eyvonne wanted to know if all of the users that have water & sewer have been notified within the town, county, & Wyoming because this affects all of them. Eyvonne would appreciate verification from the town on a few things such as, are the rates going up for the jail, stock waterers, the school, the road department, & the residents of Harper's Landing. Eyvonne stated that there is nothing on the proposed water/sewer rates for mobile home parks. There are some places on the draft water/sewer rates that Eyvonne had brought to the attention of the Mayor, & they were going to get some clarification because it's quite a huge jump compared to the last one. Eyvonne also stated that mobile home park water rate for each trailer with an average of \$2.75 over 13,000 gallons per trailer & sewer rates for each trailer, & her understanding at the meeting in October that there were some questions from some council members, so they tabled it for 2 months. Eyvonne wants to make sure those rates are still in effect as what they were stipulated in the last draft. Eyvonne stated that according to town ordinance, all dwellings in a trailer court shall pay for water & sewer rather occupied or unoccupied. Eyvonne stated that the trailers have occupants 365 days a year & have lived there since she moved here in 2008 as permanent residents. A lot of the trailers are owned by the people living in them. They should not be any different from any other trailer sitting in this community, if you want equality, then make it fair for everyone. Mayor David Coombs said, duly noted.

Mayor David Coombs called on Mike Musselman to address the council. Mike said he was just recently informed about the rate increase, & one of the reasons he wanted to come to the meeting is to find out if there is justification for the rate increase. If so, is it administered fairly among all of the citizens rather county or city? One of Mike's problems that he has had is why lawns are being watered with culinary when there is so much water available & wasted. Mike stated that he has seen how much water runs off of his neighbor's property, & they could water all of Green Acres with what runs off of her property. Mike said they claim that we cannot touch any of their water, & he doesn't know why. So much time has been spent justifying, raising, & usage. Mike said he had heard that the base usage is going down to 7,000 gallons, & he uses 5,000 gallons in the winter. He pays the same rather he uses 2,000, 5,000, or 7,000 gallons, but

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if he wants to water his trees & make his property look nice he'll get bigger bills. He wouldn't have any problem if he had 7,000 gallons of culinary & could use secondary water to water his property. Mike said instead of putting the citizens on the hook for the more you use the more it cost, why are we not working on trying to get some secondary water to the citizens of Daggett County. Mike said he would like to be informed as to why this seems like such a drastic increase & why it is necessary & hopefully it's administered fairly amongst all of the Daggett County citizens rather than be city or county, thank you.

Council Member Randall Browning stated that he would like to address specifically the secondary water issue. Randy stated that he couldn't agree more with Mike Musselman. The bottom line is the town has no claim to any of the water that comes out of Longs Park Reservoir, which is all of the irrigation water in this valley. Randy said that Sheep Creek Irrigation has written in their bylaws that you cannot sell, transfer or use their water in any other way except for ranch water & it goes with the property. So, we as the Town of Manila, we have zero clout when it comes to trying to tap into that secondary water.

Mike Musselman said he has heard that before, & it's frustrating to see it be the middle of October, raining, & ranchers rainbirds are still on, and he can't water his lawn or it will cost him a pile of money. Mike said that needs to be addressed somehow; rather we need to tap another line into Long Park or whatever we do.

Randall Browning stated that they own all of the water rights, not the town.

Mike Musselman asked if we could get it from Beaver Meadow?

Randall Browning said Mckinnon would throw an even bigger fit. They run out of the water by the middle of July every year. There is literally zero claim to any ranch water in this community. The only water we have comes out of a single well with a double pump system in it.

Mike Musselman asked if the well is a million-gallons?

Randy Browning said that the town has a tank that is a million-gallon storage tank with a series of storage tanks around the town. The only water the Town of Manila has any claim to is culinary underground water. The town has to try & preserve the water usage out of that well, & that's why we are lowering water consumption rates as well, to try & preserve what water we do have as a community for the future.

Mike Musselman asked if the water rate is going up as well, as the water allotment going down.

Randy Browning said yes.

Mike Musselman asked if we are going in the hole with what we are doing right now. Are we losing money on it?

Gretchen Northcott said that as the Town of Manila we have been in the process of looking at user rates for a couple of years. The Town Council hired an outside advisor to help us look at the financial health of the town, look at bonds, & see what we're doing to generate revenue to be able to pay the bonds. Everything that is in the rates is bond driven. Gretchen read from the

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comprehensive review from Marcus Keller with Zions Public Finance Municipal Consultants. There is a usage part, & an availability part. The town's water system is worth nearly 55 million dollars (just the water system ie: pipes, wells, etc.) The sewer system is now worth nearly 28 million dollars. The water rates that the users are looking at right now, has to do with having the access, having the pipes in the ground. Gretchen explained how the whole town comes together to buy the water system as a cooperative because no one can afford the water & sewer system on his or her own. The Town has the responsibility of governing those systems. Everybody pays into the system to be able to supply the availability. The bonds don't care if you go on vacation or sleep, the interest, the fixed cost are all the same.

Mike Musselman stated that we have not borrowed any money for what's already in the ground.

Gretchen Northcott replied, absolutely the town has a large bond schedule. There are 11 bonds for water & 2 bonds for sewer. Everything that you're seeing is in this increased rate is just to meet the bonds & to save for future infrastructure needs.

Mike Musselman asked if there are any grants available.

Gretchen Northcott replied, yes & if you would have been to the previous meetings, you would know that without CIB your rates would be double. They gave us a 50/50 grant/loan split, twice.

Randall Browning said he didn't want her to talk about what she did. He wanted to tell everyone what Gretchen had done for the community. Randy stated that Gretchen spent countless hours researching the water & sewer situation. Randy explained what the CIB is to the public. Randall said that Gretchen had secured around 3.5 million dollars for the Town of Manila. Had the town had to go after that money on our own, we couldn't have. There was sewage running down the street last year, there was a water line that broke weekly.

Gretchen read from the comprehensive review. Marcus Keller said over an annual 80% of the users are at 6,000 gallons or less a month. Only 20% of the total population uses over 6,000 gallons. Zions recommended to the Town Council to go down to 5,000 gallons. The council wanted to be a little more generous to give them 2,000 gallons more; we'll encourage conservation & be just barely above what the 80% is. To make the bond requirements & to avoid future financing the district or the Town has adjusted the rates to all users of the water & sewer system.

Billy West stated that the 20% is probably the full-timers.

Gretchen Northcott replied, no it's just people who want to use more water or have had water leaks & such.

Billy West said, you use the word fair & equitable between everything & that sounds all good, but looking at the chart the county people are being penalized or paying more than the city. What's the justification for that, are we the bastard child, or is it because the water is further away.

Gretchen Northcott said no, what happened is the Town of Manila had a sound water system, & the county a number of years ago were having trouble with their system. Then the county & the

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town merged, & the town inherited old infrastructure, & trouble. Some of the cost was prior to merging with the Town of Manila

Randy Browning stated that the county residents had the smallest percentage increase of any of the users on the system. The Town users increase is \$7.50, the counties increase is \$4.00, & the Wyoming Residents was \$5.00.

Billy West stated that he didn't mind giving the town an extra \$5.00 a month, but he has an issue with the overages scale.

Mayor David Coombs stated that he had been appointed to this position just 4 months ago, & he is trying to make a lot of sense out of a lot of things that have been going on in this town for many of years before he even got here. Mayor Coombs said I'll tell you up front right now, I've owned my property here since 2005, I've been a full-time resident for 5 years, & I'm trying to help this town's progress go forward, not backward. I know in the 13 years that I've owned my property, I've seen one rate increase. We have made a lot of improvements in the system, both in the water & the sewer to overcome these issues we've had in the past. Unfortunately all of us as residents of the Town of Manila, Daggett County, & people in Washam, Wy have to stand up & pay the fiddler.

Blenda Larsen said she didn't think people have a problem with that, the biggest thing is the overages.

APPROVED 12/12/2018
Gretchen Northcott said that new Senate Bill 28 passed, & it requires the town to go to a tiered system. Everybody's rates are going up, not only in the state of Utah but everywhere is going up because water is becoming more of an issue. Gretchen explained that the overages are per 1,000 gallons.

Randall Browning said he didn't think the chart does a good job at explaining the per 1,000 gallons overages.

Billy West stated that the other side of the chart where it's \$7.00 per thousand is a concern.

Randall Browning said you are looking at that as if you are going to use more than 58,000 gallons, do you use over 58,000 gallons in a month?

Billy West said 2 months out of the year he does when watering his lawn. He used 90,000 gallons one month.

Gretchen said the reason they say it is fair & equitable is that everybody has the same base cost, everybody pays for the base cost just for the availability. If you want to use more, & you can afford it, use it. Gretchen explained that they are not here to govern the water use if you want to use it, you can, but you're going to have to pay more. There are a lot of different things on the market to help conserve water.

Wendy Hollinger asked if there was a rural water analysis done.

Randall Browning said yes, that what the 80% was.

**TOWN OF MANILA SPECIAL MEETING
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Wendy Hollinger said, not the financial analysis, an analysis from rural water. Was Marcus Keller the only one who did an analysis?

Gretchen stated that the town had hired him to do an analysis for our bonds & usage.

Wendy Hollinger asked if there was only a financial analysis done. The Rural Water Association of Utah should have done a water usage, not finance, but a usage on the town. Contact Terry Smith at Rural Water Association of Utah & ask.

Mayor David Coombs stated that they had talked to Terry Smith.

Gretchen Northcott said they feel really confident that we are in a better place than ever.

Randall Browning stated that if anyone has any issues understanding the water/sewer graphs he would be more than happy to help them better understand it.

Mike Musselman said that he was ill-informed, he had heard what was going on second hand & wanted to come & find out for himself.

Mayor David Coombs told Mike Musselman, that the ladies in the office this town council, as far as he is concerned has been totally transparent. They have not tried to go behind anybody's back about anything. We post meetings were we are required to. There is one on the town office door, one at the post office, & one over at the county office, & it is posted on the Utah Public Notice website. Everybody is welcome to come to the meetings & council likes when people come to the meetings.

Mayor David Coombs stated that that will be the end of the public comment.

TIM HOLLINGER WATER/SEWER RATE CONCERNS: Tim stated that he's given back to the town, by getting secondary water.

Mayor David Coombs asked Tim to explain to the public how he was able to obtain secondary water.

Tim explained how he went about getting secondary water. Tim said he wants the town to know that he is here to help them (the town) also, & that's why he's given back anywhere between 60-80,000 gallons of water. Tim does not feel like the new rates are fair, he said that he would be doubled without overages, & that's why he came up with his own proposal.

**TOWN OF MANILA SPECIAL MEETING
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WATER RESOLUTION 11-08-18: A couple of adjustments were made to the covered lodging policy. The water ratio will vary depending on the size of the commercial line to affected businesses. Mayor David Coombs said that there would not be any more changes done after this. The water resolution was tabled in the previous meeting because of a temporary disconnect question. Mayor David Coombs read the resolution out loud to everyone. Council Member Gretchen Northcott moved to accept & approve resolution 11-08-18. Council Member William Rylander seconded the motion. All were in favor. The motion carried.

RESULT: APPROVED

AYES: MAYOR COOMBS, COUNCIL MEMBERS NORTHCOTT, BROWNING, SCOTT & RYLANDER

ROLL CALL: MAYOR COOMBS, COUNCIL MEMBERS NORTHCOTT, BROWNING, SCOTT, & RYLANDER

DDI: Nick Goodman wanted to know about the DRAFT landfill use agreement, & how they came up with the numbers.

Gretchen Northcott told Nick that the council had come up with different stipulations of what they would want to see, & then sent it out to the town attorney, & he wrote it up into that contract.

Nick said that he would like to explain what it is that he does, & would like to know where the number came from.

Gretchen Northcott stated that Greg Scott & she have been doing research for a couple of years, & they had talked to Rock Springs, Green River & Vernal.

Nick asking for a monthly fee, not per dump, it isn't equitable for him. Nick stated that he has been going to the county scale & weighing his truck, & would like to get a month's worth of weighing & come back & meet with the council after.

Randall Browning proposed tabling this discussion until the next meeting.

Council Member Greg Scott moved to table the discussion. Council Member William Rylander seconded the motion. All were in favor. The motion carried.

RESULT: APPROVED

AYES: MAYOR COOMBS, COUNCIL MEMBERS NORTHCOTT, BROWNING, SCOTT & RYLANDER

ADJOURNMENT: Council Member Gretchen Northcott moved to adjourn the meeting. Council Member Randall Browning seconded the motion. All were in favor. The motion carried. Mayor David Coombs adjourned the meeting at 11:40 A.M.