

**OPENING**

Mayor Lisonbee brought the meeting to order at 6:00 p.m. welcoming all in attendance and leading in the Pledge of Allegiance.

**PRESENT**

Mayor Marty Lisonbee  
Councilmember Debbie Kopp  
Councilmember Paul Edwardsen (Phone)  
Councilmember Michael McLaughlin  
Councilmember Dale Beddo- *Voted into office at Discussion and Action item 2.*

Clerk Michelle Kinney

**Declaration of Conflicts of Interest**

None Declared

**Mayor's Town Update**

Reports there have been an uptick of building permits in southern Utah.

**Consent Agenda**

*The Consent Portion of the agenda is approved by one (1) non-debatable motion. If any Council Member wishes to remove an item from the Consent Portion of the agenda, that item becomes the first order of business on the Regular Agenda.*

- A. Approval of minutes for June 17, 2020
- B. Approval of July 2020 Expenditure Report
- C. Approval of July 2020 Monthly Operational Budget Update

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|----------------|---|-----|
| <b>MOTION:</b> | Councilmember Kopp moves to approve items A, B, and C on the Consent Agenda as stated |     |
| <b>SECOND:</b> | Councilmember Mclaughlin  |     |
| <b>VOTE:</b>   | Councilmember Kopp  | Aye |
|                | Councilmember Edwardsen   | Aye |
|                | Mayor Lisonbee  | Aye |
|                | Councilmember McLaughlin  | Aye |

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The vote was unanimous and the motion carried.

## DISCUSSION AND ACTION

### 1. Interview candidates for town council seat vacancy

**Blackhawk Walters**  
**William Dale Beddo**  
**Patrick Baker**  
**Richard Fischer**  
**Marshall Andy McGinnis**  
**Margaret Ososki**  
**Mary Cannady**  
**Landon Holm**

Mary Cannady- She knows she can help the town set goals and achieve them. She was a program manager in her work. Capable of making change happen successfully. She has read the meeting minutes for the past 2 years. Yet, she hasn't figured out what the measurable goals are.

Landon Holm- He has lived here for the last few years. He would like to be a part of the team. He has been involved with other towns with planning and zoning.

Margaret Ososki- She has tried to get in town council 4 times. She moved here for the rural living. She worked for stock brokerage and the PD in Las Vegas, court worker. She feels the town needs something new. She would like to see the town take advice from the residents. She would like to be a voice for the residents and for those who live on dirt roads. She will not be a rubber stamp.

Marty mentions the storage container discussion and the survey, why was she against that?  
Margaret states that Surveys can be skewed.

Andy McGinnis- He would like to help guide the future of the community. He has been a volunteer fire fighter for many years. He believes in the checks and balances of the constitution. He believes the community will be a hub of growth and he would like to help with how we will grow. His experience in budget management in building and roads as well as the water system will serve this community well.

Richard Fischer- He volunteers with the road department and is a builder in the area. He would like to make sure the town is growing as residents would like to see it. Building is going crazy right now.

Pat Baker- Did not come for the interview.

Dale Beddo- Mentions the passion of some of the residents who are applying for this position. He mentions that attitude reflects leadership. He has been a previous member of the planning commission and he has worked on many development projects. He has 25 years of experience in this area. He thinks responsible government is important and he would like to make sure that we have good communication with the community. He would like to see the community work together.

Blackhawk Walters- He helped build the fire station. He participated in getting grants processed to build the station as well as the grant to get a fire truck. He believes the council will make the best decision they can. He loves the town. This is the second driest place in the USA. He will vote with the people and what they want.

## 2. Vote on Town Council Seat vacancy / Oath of office

|              |                          |                   |
|--------------|--------------------------|-------------------|
| <b>Vote:</b> | Councilmember Kopp       | Blackhawk Walters |
|              | Councilmember McLaughlin | Dale Beddo        |
|              | Councilmember Edwardsen  | Dale Beddo        |
|              | Mayor Lisonbee           | Dale Beddo        |

|                |                          |                   |
|----------------|--------------------------|-------------------|
| <b>Vote 2:</b> | Councilmember Kopp       | Blackhawk Walters |
|                | Councilmember McLaughlin | Dale Beddo        |
|                | Councilmember Edwardsen  | Dale Beddo        |
|                | Mayor Lisonbee           | Dale Beddo        |

Dale Beddo is voted in as the new councilmember and joins the council at the chamber. His personal goal is to work with and win over those people who just left the room.

## 3. Appointment of Mayor Pro Tem

Mayor Lisonbee- We need a Mayor Prop Tem to take over the meetings and help with administration when the mayor is unable or out of town.

**MOTION:** Mayor Lisonbee moves to appoint Councilmember Dale Beddo as the Mayor Pro Tem.

**SECOND:** Councilmember Edwardsen

|              |                          |         |
|--------------|--------------------------|---------|
| <b>VOTE:</b> | Councilmember Kopp       | Abstain |
|              | Councilmember Edwardsen  | Aye     |
|              | Mayor Lisonbee           | Aye     |
|              | Councilmember McLaughlin | Aye     |
|              | Councilmember Beddo      | Aye     |

Vote was approved and the motion carried with an abstention from Councilmember Kopp



**4. General Plan Map change of parcels AV-1376-A and AV-1376-M from R-1 to AG. Applicant: Jeff and Susanne Spendlove. PC recommended 4-0**

Susanne Spendlove would like to amend the location moved to the northwest corner of the property line. States that the owner would like to modify the legal description. This could be approved subject to the verification of the legal description. These changes are to save on road construction costs. The applicant requests to move the 1 acre spot zoning to the north-west corner of the property. Starting approximately 25 feet from the north property line and 50 feet from the west property line.

**MOTION:** Mayor Lisonbee moves to approve the general map change from R-1 to AG for parcel AV-1376-M. From this point the lot will be approximately 290 feet to the east and approximately 150 feet to the south creating a rectangle. Approval will be upon receipt of the legal description for this change. O-2020-18

**SECOND:** Councilmember Kopp

|              |                          |     |
|--------------|--------------------------|-----|
| <b>VOTE:</b> | Councilmember Kopp       | Aye |
|              | Councilmember Beddo      | Aye |
|              | Councilmember Edwardsen  | Aye |
|              | Mayor Lisonbee           | Aye |
|              | Councilmember McLaughlin | Aye |

**5. Ordinance O-2020-18 General Plan Map Change of AV-1376-A and AV-1376-M from RE-1 to Agricultural. Applicant: Jeff and Susanne Spendlove. PC recommended 4-0 She is moving the RE 1 acre parcel to the upper left hand portion of the property.**

**MOTION:** Mayor Lisonbee moves to approve the spot zoning. Ordinance O-2020-19

**SECOND:** Councilmember Kopp

|              |                          |     |
|--------------|--------------------------|-----|
| <b>VOTE:</b> | Councilmember Kopp       | Nay |
|              | Councilmember Beddo      | Aye |
|              | Councilmember Edwardsen  | Aye |
|              | Mayor Lisonbee           | Aye |
|              | Councilmember McLaughlin | Aye |

Vote was approved and the motion carried with one Nay from Councilmember Kopp

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**6. Zone change of parcel AV-1354-B from OST/OSC to C-2 Commercial and CTP Cabins Tiny Home Park Zone. Applicant Bang Properties. PC Recommended 4-0**

**MOTION:** Mayor moves to table this item. This gives a possibility of 500 cabins. Based on this we would like to do a Planned Development zone approval on this item which will require a Development Agreement to help limit the number of cabins at this time.

**SECOND:** Councilmember McLaughlin

|              |                          |     |
|--------------|--------------------------|-----|
| <b>VOTE:</b> | Councilmember Kopp       | Aye |
|              | Councilmember Beddo      | Aye |
|              | Councilmember Edwardsen  | Aye |
|              | Mayor Lisonbee           | Aye |
|              | Councilmember McLaughlin | Aye |

The vote was unanimous and the motion carried.

**7. Discussion and possible action on refund of lot line adjustments**

The state code has eliminated the need to pay for lot line adjustment.

**MOTION:** Mayor Lisonbee moves to refund those since the beginning of the year.

**SECOND:** Councilmember McLaughlin

|              |                          |     |
|--------------|--------------------------|-----|
| <b>VOTE:</b> | Councilmember Kopp       | Aye |
|              | Councilmember Beddo      | Aye |
|              | Councilmember Edwardsen  | Aye |
|              | Mayor Lisonbee           | Aye |
|              | Councilmember McLaughlin | Aye |

The vote was unanimous and the motion carried.

**8. Amending town fee schedule. Resolution R-2020-11**

Amending fees from the fee schedule to the lot line adjustment fee.

**MOTION:** Councilmember Kopp moves to accept the amended fee schedule

**SECOND:** Councilmember McLaughlin

|              |                          |     |
|--------------|--------------------------|-----|
| <b>VOTE:</b> | Councilmember Kopp       | Aye |
|              | Councilmember Beddo      | Aye |
|              | Councilmember Edwardsen  | Aye |
|              | Mayor Lisonbee           | Aye |
|              | Councilmember McLaughlin | Aye |

The vote was unanimous and the motion carried.

**9. Adoption of O-2020-12 (Correcting prior motion when adopted as O-2019-12)**

**MOTION:** Mayor Lisonbee moves to approve the new ordinance number O-2020-12

**SECOND:** Councilmember McLaughlin

|              |                          |     |
|--------------|--------------------------|-----|
| <b>VOTE:</b> | Councilmember Kopp       | Aye |
|              | Councilmember Beddo      | Aye |
|              | Councilmember Edwardsen  | Aye |
|              | Mayor Lisonbee           | Aye |
|              | Councilmember McLaughlin | Aye |

The vote was unanimous and the motion carried.

**10. Changes to 11.02.040 Necessity of Plat; Exemption from plat requirements  
Ordinance O-2020-20**

Councilmember Kopp- Doesn't like the changes for 3 to 10.

Mary Cannaday - Would like to see this process clarified including a simple checklist for the planning commission to use for oversight. She recommends the fire chief be involved in the process.

Mayor Lisonbee- We may want to consider having Attorney Guzman countersign these, they will still come to council.

Janet Prentice would like these to be seen by the public for transparency . Big plains will also be countersigning for water service.

Anthus Barlow- Paragraph B mentions they need to have a public right of way. Does this mean that you cannot access by a private road.

Mayor Lisonbee- Mentions they are allowing a record of survey without the subdivision plat process. Agrees to add the fire chief to the checklist for access review.

Mary Cannaday- Would like to make sure the process is clearly defined. The lot split form or application still isn't updated.

Councilmember Kopp would like to see the checklist before they accept this.



**MOTION:** Councilmember Beddo moves to accept this and eliminate rocky mountain power from the verbiage. He would like to see the internal procedure

**SECOND:** Councilmember McLaughlin

**VOTE:**

|                          |     |
|--------------------------|-----|
| Councilmember Kopp       | Nay |
| Councilmember Beddo      | Aye |
| Councilmember Edwardsen  | Aye |
| Mayor Lisonbee           | Aye |
| Councilmember McLaughlin | Aye |

The vote was accepted and the motion carried with one Nay from Councilmember Kopp

#### 11. Approval of Ross Gregerson as Big Plains Treasurer

**MOTION:** Mayor Lisonbee moves to approve Ross Gregerson as the Big Plains Treasurer

**SECOND:** Councilmember Kopp

**VOTE:**

|                          |     |
|--------------------------|-----|
| Councilmember Kopp       | Aye |
| Councilmember Edwardsen  | Aye |
| Councilmember Beddo      | Aye |
| Mayor Lisonbee           | Aye |
| Councilmember McLaughlin | Aye |

The vote was unanimous and the motion carried.

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#### 12. Appointment of Big Plains Town Council Board Member

Dale Harris- believes Harold Marriott would be in favor of the Dale to the water board.

**MOTION:** Mayor Lisonbee moves to appoint Dale Beddo to the water board.

**SECOND:** Councilmember McLaughlin

**VOTE:**

|                          |         |
|--------------------------|---------|
| Councilmember Kopp       | Aye     |
| Councilmember Edwardsen  | Aye     |
| Mayor Lisonbee           | Aye     |
| Councilmember McLaughlin | Aye     |
| Councilmember Beddo      | Abstain |

The vote was unanimous and the motion carried with one abstention.

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**13. Big Plains Water and Sewer capital improvement study and Zions public finance water impact fee sturdy. BP Board passed 3-0**

Mayor Lisonbee- Mentions that we don't have the scope of work on this item. It is not on the budget and having Engineer Rod Mills do the impact study for the district that he is employed by is a conflict of interest. He recommends that we need to go outside of the district to really get a good idea of the needs for the district. A month ago we still didn't have this scope of work document.

Harold- Mentions the information that rod holds has all of the information and a peer review would be conducted by state bank.

Councilmember McLaughlin- Asks do you feel he can give an objective opinion on this where he is working for the district?

Harold- mentions that the bank will do the peer review for about \$5,000. The entire study would be done for about \$10,000

Richard Fischer- Would like to see a different engineer do this project.

Mayor Lisonbee- Asks if it is normal to have a scope of work for this type of work.

Engineer Rod Mills- Mentions that he is following state code and is including the required information for scope.

Harold- Mentions he is comfortable with the plan as he outlined it.

Councilmember Beddo- Mentions the judiciary responsibility of the town to make sure the dollars are accounted for with a scope of work. They would like to see the scope of work

**MOTION:** Councilmember Beddo motions to table item number 13 Big Plains Water improvement studies that was approved by the board until they have the scope of work document.

**SECOND:** Councilmember McLaughlin

**VOTE:** Councilmember Kopp Aye

Councilmember Edwardsen Aye

Mayor Lisonbee Aye

Councilmember Beddo Aye

Councilmember McLaughlin Aye

The vote was unanimous and the motion carried.



## REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

### No Events

**Planning Commission-** Chairman Janet Prentice- Would like to see the lot splits on the documents on the website under legal notices. She would like to see the block of signatures.

**Fire** – Chief David Zolg Jr.-3 tree fires in the last 2 weeks all human caused. The sheriff has fined some people in town. Everything is within fire restriction. No burning unless it is within an approved fire permit. If you are outside doing mitigation, the fire chief is out taking pictures of those doing this work. Please fill out mitigation forms. The community needs to help with this requirement.

Risk has gone up which means the hours are going to go up. We got a new tank for the hummer and we have an old pump running. This will be another type 6 engine that we can leave here in the area when the other engine is out on calls. Pumps class will be held here at the station in the next few weeks. Use caution on the roads. Squad boss book is being approved and by next year the chief will have his engine boss training completed.

**Big Plains Water & Sewer-** Harold Merritt- Bid request for the Canaan Springs projects has been awarded to PCI. This work will start about the 1<sup>st</sup> of October. This will be funded as soon as the contractor is staged and ready to start. The grant for this was \$700,000. Water will limit the growth in town.

**Roads** – None

**Council** – Lots splits application received for AV-1334-J. Building permits for August- 5 homes, 1 casita , 1 accessory building

~~**Lots splits application received for AV-1334-J. Building permits for August- 5 homes, 1 casita , 1 accessory building.**~~

## MAYOR LISONBEE OPENS PUBLIC COMMENTS

Chief Zolg Jr.- Thanks to Ben for all of his help with the fire department. Thanks to him. .

Ben Billingsley- has been here for almost 2 years he has tried to stay neutral and understand all sides. He has gained a lot of respect and insight into those who have been here. There has been a lot of people who donate time to the town. It really is an awesome community.

**MAYOR CLOSSES PUBLIC COMMENTS**

**ADJOURNMENT**

**MOTION:** Councilmember Kopp moves to adjourn tonight’s meeting  
**SECOND:** Councilmember McLaughlin  
**VOTE:** Councilmember Kopp Aye  
Councilmember Beddo Aye  
Councilmember Edwardsen Aye  
Mayor Lisonbee Aye  
Councilmember McLaughlin Aye

The vote was unanimous and the motion carried. Meeting adjourned at  
7:54 PM

Date approved: \_\_\_\_\_

  
\_\_\_\_\_

Marty Lisonbee, Mayor

ATTEST BY:  \_\_\_\_\_