

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD JUNE 6, 2019, AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Mayor Stephanie Miller

ROLL CALL: Mayor Stephanie Miller, Councilmembers Steve Adams, Jared L. Clawson, Paul C. James, and Craig L. Rasmussen.

EXCUSED: Councilmember Kathleen Bingham

CALL TO ORDER: There being four members present and four members representing a quorum, Mayor Miller called the meeting to order.

OTHERS PRESENT: City Administrator Ron Salvesen, City Treasurer Todd Perkins and eight citizen. City Recorder Stephanie Fricke recorded the minutes.

WELCOME: Mayor Miller welcomed everyone in attendance and invited audience participation.

PLEDGE OF ALLEGIANCE: Councilmember Rasmussen led the governing body and the citizens in the Pledge of Allegiance.

INVOCATION: Councilmember Adams

APPROVAL OF MINUTES:

ACTION

Councilmember James made a motion to approve the minutes of a special meeting held on May 16, 2019 and a regular City Council Meeting held on May 16, 2019 as written. Councilmember Rasmussen seconded the motion and Councilmembers Adams, Clawson, James, and Rasmussen voted aye. The motion passed.

AGENDA ADOPTION: A copy of the notice and agenda for this meeting was emailed to The Herald Journal, posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the governing body, and posted at the City Offices more than forty-eight hours before meeting time.

ACTION

Councilmember Adams made a motion to approve the agenda for June 6, 2019 as written. Councilmember Clawson seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion

passed.

AGENDA

9. PUBLIC HEARING:
 - A. To receive public comment regarding:
 - I. Adjustments to the 2018-19 general and enterprise operating budgets.
 - II. The adoption of fiscal 2019-20 operating budgets for the General Fund, the Capital Projects Fund, the Culinary Water Fund, the Sewer Fund, the Electric Fund, the Irrigation Water Fund, and the Storm Water Fund.
 - III. No transfers are being proposed from any of the Enterprise Funds to the General Fund for 2019-20.
 - IV. Setting the municipal tax rate for 2019-20 (no increase is proposed).
 - V. Setting salaries of elected and appointed officials and other municipal employees for 2019-20, and amending Section 2.12.010 of the Hyrum City Municipal Code.
10. SCHEDULED DELEGATIONS:
 - A. Joey Green - To discuss development plans for the Blacksmith Industrial Park.
 - B. Chris Swenson, Blacksmith Fork Assisted Living Center - To discuss having a drive-in movie theater activity at Hyrum's East Park.
 - C. Jake Thompson, CobbleCreek Townhomes - To request Final Plat Approval for CobbleCreek Townhomes a Planned Unit Development located at 230 North 800 East consisting of 27 townhome units, and a commercial area.
11. OTHER BUSINESS:
 - A. Mayor and City Council reports.
12. ADJOURNMENT

PUBLIC COMMENT:

Mayor Miller said if a citizen has a question or would like to make a comment to please keep it under three minutes.

Maurice Wiberg said he is concerned about Hyrum City not having enough water and power for the new growth in Hyrum. He asked if why the new homes weren't being required to connect to the pressurized irrigation system to help conserve water.

Mayor Miller and the City Council explained the City has paid for studies to be conducted on its water supplies and other utilities.

Hyrum City's has ample culinary water for the next 40 years with continued growth. Hyrum City is the envy of most cities and towns in Utah due to its water rights. Hyrum City also has enough electricity for future growth. State law doesn't allow for Hyrum City to mandate connections to the pressurized irrigation system. Hyrum City has decreased its lots size of the past couple of years. The smaller lot sizes does not make it feasible for them to connect to the pressurized irrigation system. New development also pays its own way and provides extensions of new utilities and also pays for existing utilities through impact fees.

There being no public comment, Mayor Miller moved to the next agenda item.

PUBLIC HEARING:

TO RECEIVE PUBLIC COMMENT REGARDING: I. ADJUSTMENTS TO THE 2018-19 GENERAL AND ENTERPRISE OPERATING BUDGETS. II. THE ADOPTION OF FISCAL 2019-20 OPERATING BUDGETS FOR THE GENERAL FUND, THE CAPITAL PROJECTS FUND, THE CULINARY WATER FUND, THE SEWER FUND, THE ELECTRIC FUND, THE IRRIGATION WATER FUND, AND THE STORM WATER FUND. III. NO TRANSFERS ARE BEING PROPOSED FROM ANY OF THE ENTERPRISE FUNDS TO THE GENERAL FUND FOR 2019-20. IV. SETTING THE MUNICIPAL TAX RATE FOR 2019-20 (NO INCREASE IS PROPOSED). V. SETTING SALARIES OF ELECTED AND APPOINTED OFFICIALS AND OTHER MUNICIPAL EMPLOYEES FOR 2019-20, AND AMENDING SECTION 2.12.010 OF THE HYRUM CITY MUNICIPAL CODE.

Mayor Miller presented a power point presentation of the 2019-2020 Operating Budgets proposal. The presentation included pictures of the current fiscal year's projects and proposed projects for the coming year. The 2019-2020 budget does not include any increases in property tax rates, or utility rates; nor does it include any transfers from the utility funds to the general fund.

ACTION

Councilmember James made a motion to open the public hearing at 7:20 p.m. Councilmember Clawson seconded the motion and Councilmembers Adams, Clawson, James, and Rasmussen voted aye. The motion passed.

Maurice Wiberg suggested the City require and build additional trails for hiking and biking. He also asked if the Elite Hall was going to be painted in the future.

Councilmember Rasmussen said the Elite Hall is in the process of being restored and as part of the restoration the paint will be

removed from the exterior brick which will help with preservation of the soft brick

Mayor Miller asked for public comment. There being none Mayor Miller called for a motion to close the public hearing.

ACTION **Councilmember Adams made a motion to close the public hearing at 7:26 p.m. Councilmember Clawson seconded the motion Councilmembers Adams, Clawson, James, and Rasmussen voted aye. The motion passed.**

SCHEDULED DELEGATIONS:

JOEY GREEN - TO DISCUSS DEVELOPMENT PLANS FOR THE BLACKSMITH INDUSTRIAL PARK.

Joey Green said his family owns property and buildings in Hyrum City's Industrial Park. The family is considering developing the property and are trying to figure out what their options are. It is zoned industrial and is looking at possibly building storage units as a transitional area into multi-family housing. There is 20 acres of property with no buildings on them and storage units and multi-family housing maybe a better fit for that area than industrial businesses.

Mayor Miller suggested building an indoor recreation facility on the property. That type of facility would be conducive to an industrial zone and the bordering residential area. There are no indoor recreational facilities on the south side of Logan. She also suggested building warehouse type buildings that can be rented out to various businesses. There is a need for business spaces that can be leased and those types of buildings in Hyrum are doing well.

Councilmember Clawson said the City has a General Plan for the area and it should be followed or updated. There are already industrial businesses in that area and having multi-family houses next to them would only put an undue hardship on them.

Councilmember Rasmussen said Hyrum City has a good balance of multi-family housing that is spread equally throughout the City. He would not want the east side or any area of Hyrum to have an overabundance of multi-family houses.

Joey Green said there is not a demand for industrial or commercial buildings in that area. Due to the location of the Industrial

Park there is no direct access to a major highway which defers businesses from building there. He will talk to his family about some of the ideas and suggestions that were discussed tonight to see if they can find an immediate to three year plan and use of the property.

CHRIS SWENSON, BLACKSMITH FORK ASSISTED LIVING CENTER - TO DISCUSS HAVING A DRIVE-IN MOVIE THEATER ACTIVITY AT HYRUM'S EAST PARK.

Chris Swenson with Blacksmith Fork Assisted Living Center said he is in charge of activities at the Center and would like to hold a drive in movie theater event at Hyrum City's East Park. This could be used as a fund raiser event with proceeds from concessions being donate to the Elite Hall. He asked if the City Council would allow the Center to use the roof of the Hyrum Senior Center to put a screen on and its parking lot for the cars to park.

The City Council gave permission for Chris Swenson with Blacksmith Fork Assisted Living Center to hold a drive-in movie theater event at East Park with proceeds being donated to the Elite Hall. They also recommended that the Center contact Friend Weller to see if the movie could be played over the local radio station.

JAKE THOMPSON, COBBLECREEK TOWNHOMES - TO REQUEST FINAL PLAT APPROVAL FOR COBBLECREEK TOWNHOMES A PLANNED UNIT DEVELOPMENT LOCATED AT 230 NORTH 800 EAST CONSISTING OF 27 TOWNHOME UNITS, AND A COMMERCIAL AREA.

Jake Thompson with CobbleCreek Townhomes requested Final Plat Approval for CobbleCreek Townhomes.

Councilmember Rasmussen said there are numerous problems, questions and conflicts with this final plat when compared to the preliminary plat. The property has been changed and now only consists of 1.93 acres not 2.5 acres which is required for a Planned Unit Development. The open space does not meet the requirements set forth in the ordinance. The road widths were decreased to 26.5 feet from 28.5 feet when the roads should have been increased to atleast 32' wide. There is only 1.5' feet from the edge of the building to the road and that is too close. There were many issues with this plat that will need to be addressed before final plat approval could be given. He reviewed a lengthy list of issues that didn't meet City ordinance, and concerns that had not been addressed and then provided the list to City Administrator Ron Salvesen. He asked the City Administrator to work with Jake Thompson to address these issues so it would be a

legal PUD.

Councilmember Clawson asked why the City Engineer hadn't caught these problems and issues with the final plat.

ACTION

Councilmember James made a motion to table the Final Plat for CobbleCreek Townhomes. Councilmember Clawson seconded the motion and Councilmembers Adams, Clawson, James, and Rasmussen voted aye. The motion passed.

MAYOR AND CITY COUNCIL REPORTS.

Councilmember Adams said he will not be at the next City Council Meeting. He is working on the July 4th Parade and will have Razors for the City Council to ride in for the parade. The City Council will not be throwing out candy this year since there will no one walking to the side of the razors throwing the candy.

e \$300 for advertisement if the Saddle Club provides a receipt to the City for advertisement costs.

Councilmember Rasmussen said Hot Dogs and Hot Wheels was a big success. There were over 88 cars and tons of prizes that were given out. Hot Dogs and Hot Wheels netted over \$7,000 this year. is June 1, 2019 on the City Square. There are still no street signs in Green Meadow Townhomes that have been installed. The residents are worried about an emergency situation and due to lack of signage a slower response time. The residents have also expressed their frustration with not enough parking spaces in Green Meadows. The new developments east of Highway 165 do not have street signs installed either.

Councilmember James said the 4th of July Distinguished Citizen and Grand Marshall have been selected and the families have been contacted. Jay McFarland has agreed to be the speaker for the Patriotic Program and the Imperial Glee Club will provide the music. He will contact JBS about donation hamburger for the National Night Out Against Crime.

Councilmember Clawson the Hyrum Library Summer Reading Program Kick-Off Party was extremely well attended this year there were bounce houses, treats, etc. He is concerned about the number of residents that are allowing trailers to be used on their property for more than two weeks at a time without a permit. There are some trailers that have become permanent residents to the side of homes. He asked if the City could start enforcing the ordinance on usage of trailers.

City Administrator Ron Salvesen said sewer backed up into three basements due to an irrigation line drain being open. There was a lot of damage and the insurance company has been working with the families. However, the insurance is not going to pay the homeowners full value of the replacement of furniture and carpet. Instead it pays a depreciated amount. He asked the City Council to allow the City to pay the homeowners for the appraised amount of damage and not just the depreciated amount. This was the City's mistake and it does not seem fair to place a hardship onto these families.

The City Council agreed to allow City Administrator Ron Salvesen to offer the families an additional amount for their damage but not to exceed more than \$24,000.

City Administrator Ron Salvesen said he has spoken with Mayor Miller about hiring a part time zoning and nuisance officer. This position would be an amendment to the coming year's budget but due to growth it is necessary to hire someone.

ADJOURNMENT:

ACTION

**There being no further business before the City Council,
the Council Meeting adjourned at 8:50 p.m.**

Stephanie Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder

Approved: June 20, 2019
As Written