

# River Heights City

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**\*\* REVISED \*\***

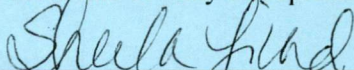
## COUNCIL MEETING AGENDA

**Tuesday, September 12, 2017**

Notice is hereby given that the River Heights City Council will hold its regular council meeting beginning at 6:30 p.m. in the River Heights City Office Building at 520 S 500 E.

- 6:30 p.m.      Opening Remarks (Wilson) and Pledge of Allegiance (Wright)
- 6:35 p.m.      Adoption of Previous Minutes and Agenda  
Pay Bills  
Finance Director Report  
Purchase Requisitions  
Public Works Report  
Administrative Report  
Public Comment
- 6:45 p.m.      Ironwood Development Update Report by Councilmember Wright
- 6:50 p.m.      Mayor and Council Reports
- 7:05 p.m.      Adjourn

Posted this 11<sup>th</sup> day of September 2017



Sheila Lind, Recorder

In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Sheila Lind, (435) 770-2061 at least 24 hours before the meeting.

# River Heights City

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## Council Meeting

September 12, 2017

Present: Mayor James Brackner  
Council members: Doug Clausen  
Robert “K” Scott  
Geoff Smith  
Dixie Wilson  
Blake Wright  
Recorder Sheila Lind  
Public Works Director Clayton Nelson  
Finance Director Clifford Grover  
Treasurer Wendy Wilker  
Others Present: Gayle Brackner, Cindy Schaub, Shellie and Anna  
Giddings, Todd Rasmussen, Roxanne Bilboa

The following motions were made during the meeting:

### Motion #1

Councilmember Scott moved to “adopt the minutes of the August 22, 2017 Council Meeting and the evening’s agenda.” Councilmember Clausen seconded the motion, which passed with Clausen, Scott, Smith, Wilson and Wright in favor. No one opposed.

### Motion #2

Councilmember Wright moved to “pay the bills as listed.” Councilmember Wilson seconded the motion, which passed with Clausen, Scott, Smith, Wilson and Wright in favor. No one opposed.

### Proceedings of the Meeting:

The River Heights City Council met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers in the River Heights City Building on Tuesday, September 12, 2017. Councilmember Wilson opened the meeting with a thought. Mayor Brackner led the group in the Pledge of Allegiance.

Adoption of Previous Minutes and Agenda: Minutes of the August 22, 2017 Council Meeting, were reviewed. Councilmember Wilson had a question about line 168: “The Council agreed he can go ahead and turn in a subdivision application.” She worried this may be taken as the Council agrees with his plan. They assured her this was not the case, they were only saying he could get started on the process.

46 **Councilmember Scott moved to “adopt the minutes of the August 22, 2017 Council**  
47 **Meeting and the evening’s agenda.” Councilmember Clausen seconded the motion, which**  
48 **passed with Clausen, Scott, Smith, Wilson and Wright in favor. No one opposed.**

49 Pay Bills: The bills were presented and discussed. Councilmember Wilson asked  
50 Councilmember Clausen if he had found the answers he was looking for, in regards to the Logan City  
51 sewer bill. Mr. Clausen said he is still looking into it. PWD Nelson said he has been in contact with  
52 Logan City. They are in the process of sending him the last several months of their telemetry readings  
53 so he can review them. It will be very detailed, down to the minute. They said every city in the south  
54 peaked in their flows. Mr. Clausen said if the reads level out for the year, he’s fine with it, but if not  
55 he will have more concern. After evaluating the reports, they will assess and talk about it at the next  
56 meeting.

57 **Councilmember Wright moved to “pay the bills as listed.” Councilmember Wilson**  
58 **seconded the motion, which passed with Clausen, Scott, Smith, Wilson and Wright in favor. No**  
59 **one opposed.**

60 Finance Director Report: FD Grover discussed the recent financials and reported the net change  
61 is somewhat irrelevant because it’s still early in the month, but the report shows a good reference  
62 point.

63 Purchase Requisition: PWD Nelson asked the Council to consider allowing him to replace the  
64 laptop he uses to read meters. Its taking him a lot of extra time fiddling with it to get it to work  
65 correctly. Last month he had to stop and start over half way through the reading process. He asked if  
66 anyone had recommendations on what kind to get. FD Grover suggested a Chrome Book. Mayor  
67 Brackner suggested finding out what the meter reading program required first. Mr. Nelson said they  
68 range from \$400 and \$600. FD Grover will get him some information on a Chrome Book. The  
69 Council agreed for him to look for something.

70 Public Works Report and Discussion: PWD Nelson reported on the following:

- 71 • Saddlerock P3 water system is complete and live. The water samples and pressure testing have
- 72 passed. The roads are basically ready for curb and gutter. He’s not sure of the actual date.
- 73 • 1000 East in Logan (across from Lamplighter) is taking longer than they expected to get the
- 74 water line in due to unforeseen challenges. But, they are moving along now.
- 75 • There should be wifi in this building again.
- 76 • Water samples for the year are done and turned in.
- 77 • The city’s portion of sidewalk on 1000 East will go in when Dan Hogan installs his portion.

78 Administrative Report: Recorder Lind reminded that newsletter submissions are due on the  
79 15<sup>th</sup>. She asked Councilmember Smith if he had set a date for the Tree Lighting, since this will be the  
80 last newsletter before Christmas. Mr. Smith informed it is scheduled for Monday, Nov 27.

81 Public Comment: Benjamin Lehnig reported on the completion of his eagle project, which was  
82 the organization of the Apple Days Fun Run. Over 110 bib numbers were sold. There were 61  
83 volunteer hours logged. They had a pre-walk, a few days prior to the race where he gave a brief  
84 history of the city before it became River Heights. He gave receipts to Councilmember Smith. He  
85 asked for help in locating the 12 year-old boy whose bib number was 228. He won the race in his  
86 division and didn’t get his award. He felt his project went well. The runners didn’t complain and his  
87 volunteers showed up.

88 Todd Rasmussen reported on a water leak on the new pavement at the top of 600 East. PWD  
89 Nelson reported it is irrigation water sumping out of the ditch from the curb.

90 Cindy Schaub said there is another leak on River Heights Blvd. PWD Nelson said they are  
91 aware of it and are waiting for blue stakes to get it marked.

93 Ironwood Development Update Report by Councilmember Wright: Mr. Wright gave a report  
94 on what happened at the last planning commission meeting. The developer has started the approval  
95 process. They went on a site visit to the property and reviewed their pre-sketch plan, which included  
96 the church property (the same plan the Council saw two weeks ago). The Commission and developer  
97 had a lengthy discussion. Mr. Wright asked the Commission if they would consider a zone other than  
98 single-family in this area. If the property is annexed, the General Plan will need to be revised to show  
99 the desired zone for this area. The Commission unanimously agreed they would accept a PUD/mixed  
100 use zone. This doesn't mean they all agree to the plan that's been presented.

101 Councilmember Wright reminded that the developer desires to go through the subdivision  
102 process before annexation. The city attorney has recommended the city not give any approvals for the  
103 property until it's annexed. The first council approval in the process comes at the sketch plan stage,  
104 which is sooner than the developer would like. His attorney said there are cases that justify their  
105 position to go ahead further before annexation. Mr. Wright would like to get more feedback from the  
106 city attorney before moving forward.

107 Councilmember Wright proposed the single-family lots not be smaller than 10,000 and 12,000  
108 square feet (based on the surrounding area). The plan shows some as low as 8,000. The property  
109 currently owned by the Church is already in River Heights and zoned agricultural. It would need to go  
110 through the rezone process (after the General Plan has been changed). The developer has said his  
111 development meets the density requirements of the city's ordinance.

112 Councilmember Wright informed that a few commissioners didn't like the number of  
113 townhomes. They all seem in favor of the active adult section, which has been decreased slightly due  
114 to what the developer hears from the market. He doesn't want to do phases.

115 During the Commission meeting, Councilmember Wright sensed anxiety over what the  
116 townhomes might look like. He requested Mr. Jackson bring something to show the Commission that  
117 would give an idea of what they would look like.

118 Mayor Brackner stated Mr. Jackson planned to bring a colored plan, showing the park space  
119 and walking trails. Councilmember Wright asked him to come back with some other ideas, based on  
120 what he'd heard at the meeting.

121 Mayor Brackner informed that Providence Mayor Calderwood has said the developer will put  
122 the bridge in, not Providence (as has been previously stated by Mr. Jackson).

123 On the site visit, Mr. Jackson informed they only plan to build half of the road down to the  
124 bridge. The developer on the Providence side will be expected to develop the other half.

125 Councilmember Wilson asked, if the city approves the idea now and then changes their mind  
126 later, what would happen. Councilmember Wright said the city attorney told of a city where a  
127 development was approved and then the annexation was denied. This can be done, but it would waste  
128 a lot of time on the side of the developer and the City. Ms. Wilson reminded Mr. Jackson said he  
129 doesn't want to be held over a barrel, but right now he has the city over a barrel.

130 Councilmember Wright advised if the council doesn't want the development in River Heights  
131 they should say it right up front. He isn't convinced that Providence will give them exactly what they  
132 want. It will also be more expensive to build in Providence than in River Heights.

133 Mayor Brackner quoted some figures he had calculated. The City has the potential of  
134 collecting \$1,597,847,000 in impact and connection fees from the plan on the table (193 mixed use  
135 lots). This money will be used to install and upgrade utilities for the development. Property taxes  
136 could bring in \$28,247/year, which he doesn't feel will cover the city's yearly costs after the  
development is finished. He cautioned that it looks good at first, but it won't continue to pay for itself  
in the future.

138 Councilmember Wilson asked what type of housing they would like to see in this area.  
139 Councilmember Wright said this starts in the planning commission and they unanimously voted to  
140 explore the PUD option.

141 Councilmember Clausen reiterated, the Council agreed to inform the public with flyers, when  
142 there were public hearings on the development, since it's a hot topic.

143 Councilmember Wilson asked if they will hold off until the property is annexed.  
144 Councilmember Wright will discuss this again with City Attorney Jenkins, who was going to check  
145 with a couple other cities which have approved developments before annexation. Mayor Brackner  
146 invited Mr. Wright to meet with himself and Attorney Jenkins tomorrow morning at 10 a.m. on a  
147 separate matter, where they could also bring up this topic.

148 Councilmember Clausen is bothered by the drain system. He feels the city engineer should  
149 make a comment on this. We need to know who will be responsible for it. PWD Nelson said Engineer  
150 Rasmussen has recommended the city not accept any kind of drain system. Councilmember Wright  
151 feels we should raise this issue with the developer, since it may be a deal breaker. There was a  
152 question on whether the drains he has done in the past have been successful.

153 Councilmember Clausen brought up an article he read about the trend these days is larger  
154 homes on smaller lots. Councilmember Wright agreed and has asked the Commission to consider  
155 changing the code to allow smaller setbacks. Mr. Clausen agreed with this thinking and felt twin  
156 homes and other small lot setups can be very attractive.

157 PWD Nelson took leave of the meeting at 7:25 p.m.

158 Councilmember Wright said he'll talk to City Attorney Jenkins and raise the land drain issue  
159 with the developer, based on what Engineer Rasmussen says about it.

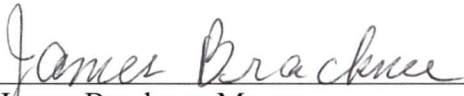
160 Mayor and Council Reports: Councilmember Smith thanked all those who volunteered at  
161 Apple Days, which was very successful. He was grateful for all the public works department for  
162 setting up and taking down and for Treasurer Wilker for cleaning up all the bills. A recap of the event  
163 will be included with the next newsletter. Councilmember Wright suggested the citizen of the year for  
164 next year could be Rodger Pond for representing River Heights on the CVTD board.

165 Mayor Brackner reported that Jason Thompson would like Riverdale Avenue closed off due to  
166 heavy traffic. They plan to meet with the city attorney to get his opinion on whether it's a private road  
167 or not.

168 Mayor Brackner reported he met with Engineers Rasmussen and Dursteler and PWD Nelson  
169 about what it would take to upgrade the well in Riverdale. They looked at a lot of data. The well  
170 could be expanded to supply the same amount of water as the large well, at a cost of about \$200,000.  
171 Councilmember Wright asked if this is the best place for the well, long term. In looking at traffic  
172 patterns in the city it might make more sense to drill a new well somewhere else. Engineer Rasmussen  
173 has said the one in Riverdale is better, based on the factors they looked at. The cost would be  
174 generated by the new development. If the development didn't come to River Heights, it may not be  
175 needed.

176 The meeting adjourned at 7:45 p.m.

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Sheila Lind, Recorder

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182 James Brackner, Mayor  
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River Heights City Bills To Be Paid

September 12, 2017

	Payee	Description	Admin.	P&Z	Parks/Rec	Pub. Safety	Com. Aff.	Roads	Water	Sewer	Total
1	Alicia Price	Apple Days Bike Rodeo					\$158.39				\$158.39
2	Anthony Walton	Utility Overpayment	\$42.50			\$6.00		\$6.00	\$65.50	\$38.10	\$158.10
3	AT&T Mobility	Monthly City Cell Phones	\$88.60						\$88.60	\$88.61	\$265.81
4	Bear River Health Department	Water Samples Coliform							\$40.00		\$40.00
5	Bridgerland-Cache Animal Hospital	Dog Boarding				\$158.58					\$158.58
6	Bright Stripes & Seeping LLC	Cross Walks-School Crossings						\$1,370.00			\$1,370.00
7	Caselle	Montly Support	\$91.69						\$91.66	\$91.65	\$275.00
8	Cathie Tunnell	Tennis Tournament Activities					\$389.56				\$389.56
9	Chemtech-Ford, Inc	Water Chemicals							\$282.00		\$282.00
10	Chevron & Texaco	Fuel for City Vehicles			\$44.32			\$44.33	\$44.33	\$44.33	\$177.31
11	Daines & Jenkins	Stop Sign Violation Legal	\$60.00								\$60.00
12	Denny's Business Source	Office Supplies	\$25.24								\$25.24
13	Forsgren Associates, Inc.	700 South, Saddlerock, 600 East, General	\$120.00	\$250.00				\$545.00			\$915.00
14	Freedom Mailing Services, Inc.	Monthly Bill Processing	\$134.96						\$44.99	\$44.99	\$224.94
15	Geniel Pond	Pavilion Rental Deposit			\$50.00						\$50.00
16	Geoffrey Smith	Parade Candy Reimbursement					\$562.44				\$562.44
17	IT Works	Docuware, Modem issues, Install new Soft	\$560.00								\$560.00
18	Janet Mathews	Apple Days Flier Delivery					\$100.00				\$100.00
19	Jason Nicholson	Utility Overpayment	\$21.25			\$3.00		\$3.00	\$72.89	\$29.15	\$129.29
20	Kendrick Electric	Repair Light Poles			\$145.00						\$145.00
21	Les Olson	Adding Filing Cabinet Space	\$187.50								\$187.50
22	Lowe's	Concrete Forms			\$228.84						\$228.84
23	Patrice Winn/Just Jumpin	Apple Days Entertainment					\$150.00				\$150.00
24	Peterson Plumbing Supply	750 East 600 South							\$88.30		\$88.30
25	R. Erich Grosse	Utility Deposit Refund							\$68.20		\$68.20
26	Ridgeline High School Band	Parade Band					\$150.00				\$150.00
27	River Heights Lions Club	23 Meals					\$161.00				\$161.00
28	Rocky Mountain Power	Electricity	\$127.35		\$76.38	\$21.65		\$1,146.15	\$4,642.89	\$35.18	\$6,049.60
29	Roto Rooter	Soccer Toilet			\$100.00						\$100.00
30	Sam's	Office Supplies	\$38.94								\$38.94
31	Secure Instant Payments, LLC	Monthly Service Fee	\$13.82						\$13.82	\$13.81	\$41.45
32	South Fork Hardware	Pumpless Sprayer & Supplies			\$21.64			\$21.64	\$21.64	\$21.65	\$86.57
33	Stacy Bevan	Apple Days Raffle					\$329.17				\$329.17
34	The Vintage Vixens	Apple Days Band					\$400.00				\$400.00
35	Thomas Petroleum	Fuel for City Vehicles			\$50.46			\$50.47	\$50.47	\$50.47	\$201.87
36	Utah Local Government Trust	Workers Comp Monthly Fee	\$12.70		\$19.49			\$59.51	\$75.38	\$79.35	\$246.43
37	Watkins Printing	Apple Days Copies					\$13.65				\$13.65
38	Xerox	New Copier Monthly Bill	\$134.21								\$134.21
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<b>Page 1 SubTotals</b>			<b>\$1,658.76</b>	<b>\$250.00</b>	<b>\$736.13</b>	<b>\$189.23</b>	<b>\$2,414.21</b>	<b>\$3,246.10</b>	<b>\$5,690.67</b>	<b>\$537.29</b>	<b>\$14,722.39</b>

Page 1 Total Amount to be Paid \$14,722.39

River Heights City  
 Financial Summary  
 September 12, 2017

	<u>Cash Balance By Fund</u>			% of Total
	<u>08/31/17</u>	<u>09/12/17</u>	<u>Net Change</u>	
General Fund	412,758.87	409,768.91	(2,989.96)	34.64%
Capital Projects Fund	(261,511.66)	(261,511.66)	-	-22.11%
Water Fund	245,811.09	247,520.07	1,708.98	20.93%
Sewer Fund	786,405.17	787,097.93	692.76	66.54%
<b>Total Cash Balance</b>	<b><u>1,183,463.47</u></b>	<b><u>1,182,875.25</u></b>	<b><u>(588.22)</u></b>	100.00%

Budget Summary - June 30, 2017

	YTD Actual	Annual Budget	Unexpended Budget	% Of	
				Budget Incurred	% Of Time Incurred
<b>General Fund</b>					
Revenue	104,264.87	767,990.00	663,725.13	13.58%	20.27%
Expenditures					
Administrative	14,698.92	160,120.00	145,421.08	9.18%	20.27%
Office	2,053.45	14,975.00	12,921.55	13.71%	20.27%
Community Affairs	4,961.86	22,600.00	17,638.14	21.96%	20.27%
Planning & Zoning	201.76	7,100.00	6,898.24	2.84%	20.27%
Public Safety	4,115.39	99,460.00	95,344.61	4.14%	20.27%
Roads	14,265.18	104,150.00	89,884.82	13.70%	20.27%
Parks & Recreation	16,529.42	80,846.00	64,316.58	20.45%	20.27%
Sanitation	23,776.12	144,000.00	120,223.88	16.51%	20.27%
Transfer To CP Fund	-	100,000.00	100,000.00		
Total Expenditures	<u>80,602.10</u>	<u>733,251.00</u>	<u>652,648.90</u>	10.99%	20.27%
<b>Net Revenue Over Expenditures</b>	<b><u>23,662.77</u></b>	<b><u>34,739.00</u></b>	<b><u>11,076.23</u></b>		
<b>Capital Projects Fund</b>					
Revenue	64.46	50.00	(14.46)		20.27%
Transfer From General Fund	-	375,000.00	375,000.00		
Expenditures					
Administrative	4,900.00	35,000.00	30,100.00		20.27%
Parks & Recreation	-	-	-		20.27%
Roads	3,992.25	420,000.00	416,007.75		20.27%
Electricity	-	4,162.74	4,162.74		20.27%
Total Expenditures	<u>8,892.25</u>	<u>459,162.74</u>	<u>450,270.49</u>		20.27%
<b>Net Revenue Over Expenditures</b>	<b><u>(8,827.79)</u></b>	<b><u>(84,112.74)</u></b>	<b><u>(75,284.95)</u></b>		
<b>Water Fund</b>					
Revenue	104,740.30	332,480.00	227,739.70	31.50%	20.27%
Expenditures	<u>34,146.74</u>	<u>241,305.00</u>	<u>207,158.26</u>	14.15%	20.27%
<b>Net Revenue Over Expenditures</b>	<b><u>70,593.56</u></b>	<b><u>91,175.00</u></b>	<b><u>20,581.44</u></b>		
<b>Sewer Fund</b>					
Revenue	54,584.60	231,300.00	176,715.40	23.60%	20.27%
Expenditures	<u>45,860.66</u>	<u>259,411.00</u>	<u>213,550.34</u>	17.68%	20.27%
<b>Net Revenue Over Expenditures</b>	<b><u>8,723.94</u></b>	<b><u>(28,111.00)</u></b>	<b><u>(36,834.94)</u></b>		