

River Heights City

River Heights City Council Agenda

Tuesday, November 21, 2023

Notice is hereby given that the River Heights City Council will hold its regular meeting beginning at **6:30 p.m.**, anchored from the River Heights City Office Building at 520 S 500 E. Attendance can be in person or through Zoom.

Pledge of Allegiance

Opening Thought (Mathews)

Adoption of Previous Minutes and Agenda

Reports and Approval of Payments and Purchase Orders (Mayor, Council, Staff)

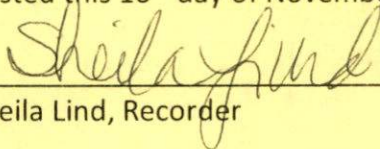
Public Comment

Discuss Property Taxes

Elected Officials Training

Adjourn

Posted this 16th day of November 2023



Sheila Lind, Recorder

Zoom Link: <https://us02web.zoom.us/j/86054045871>

Attachments for this meeting and previous meeting minutes can be found on the State's Public Notice Website (pmn.utah.gov)

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

Council Meeting

November 21, 2023

Present: Mayor Jason Thompson
Council members: Lana Hanover
Janet Mathews
Chris Milbank
Lance Pitcher
Recorder Sheila Lind
Public Works Director Clayton Nelson
Treasurer Michelle Jensen

Excused: Councilmember Blake Wright

Others Present: Cindy Schaub, electronic

The following motions were made during the meeting:

Motion #1

Councilmember Mathews moved to “adopt the minutes of the council meeting of November 7, 2023, and the evening’s agenda.” Councilmember Milbank seconded the motion, which passed with Hanover, Mathews, Milbank, and Pitcher in favor. No one opposed. Wright was absent.

Motion #2

Councilmember Milbank moved to “pay the bills of November 21, 2023.” Councilmember Hanover seconded the motion which carried with Hanover, Mathews, Milbank, and Pitcher in favor. No one opposed. Wright was absent.

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, November 21, 2023, for their regular council meeting.

Pledge of Allegiance and Opening Thought: Councilmember Mathews gave an opening thought.

Adoption of Previous Minutes and Agenda: Minutes for the November 7, 2023, meeting were reviewed.

Councilmember Mathews moved to “adopt the minutes of the council meeting of November 7, 2023, and the evening’s agenda.” Councilmember Milbank seconded the motion, which passed with Hanover, Mathews, Milbank, and Pitcher in favor. No one opposed. Wright was absent.

Reports and Approval of Payments (Mayor, Council, Staff):

Recorder Lind

- 48 • The next newsletter was scheduled to go out at the end of December. The deadline for submissions
49 was December 15th.
50 • She discussed minutes corrections for those new on the council. She said the most important thing for
51 them was to review and correct content.

52 Councilmember Hanover

- 53 • She reminded about the Tree Lighting Ceremony on Monday, November 27 at 6:00pm. She said she
54 and PWD Nelson discussed an artificial tree but decided to go with lighting the two smaller trees in the
55 park.
56 • She had an opportunity to look through the emergency preparedness room. Councilmember Pitcher
57 asked if some of the items needed to be replaced due to expiration. He said the County had some
58 items available for donation.

59 Councilmember Pitcher

- 60 • He said he would get with PWD Nelson to discuss a blurb for the upcoming newsletter regarding snow
61 removal.

62 Mayor Thompson

- 63 • He explained a property tax rate committee he was in the process of creating. He said it would consist
64 of six people: himself as the chair, two council members, Attorney Jon Jenkins, Engineer Craig
65 Rasmussen and Finance Director Dave Sanderson. They will decide if it makes sense to raise property
66 tax rates. They will also analyze water and sewer rates.
67 • The 700 South Road Project was completed. Engineer Rasmussen had signed off on it.
68 • He was still working with Logan City on the COG funding, leftover from the 700 South 100 East project.
69 There was a conflict with Dixie Wilson on property lines. He ultimately made the decision to go ahead
70 with widening the road. He offered for the city to help pay for a survey to get it figured out once and
71 for all. He said he realized the importance of getting a 700 South road dedication.
72 • Demolition of the Old Church should be out for bid tomorrow.

73 Councilmember Mathews

- 74 • The lower wellhouse is still getting finished up.
75 • Sam Weston expressed interest in the plaque at the end of the church before its demolition. The
76 mayor said this needed to be handled very cautiously. Treasurer Jensen said there are rules about
77 offering items to the public in a fare manner. The mayor said they would hold continued discussion
78 later.

79 Councilmember Milbank

- 80 • He reminded that the phase two park bids were rejected at the last meeting. He met with Engineer
81 Rasmussen afterwards who suggested a rebid in January.
82 • He asked the mayor for an update on the Boys and Girls Club issue. He noted that the attorney was
83 still billing for things related. The mayor gave background on how the Club went through the process
84 of renting the Old School and signing a one-year contract. Before beginning use, the Club backed out
85 and discontinued paying rent. He felt the city would win in the settlement, in which the Club would be
86 required to pay the city's attorney fees. There have been some serious issues they have uncovered
87 during the process.

88 Treasurer Jensen

- 89 • Caselle will raise their costs by 4% at the beginning of the year.

90 PWD Nelson

- 91 • The snowplow truck was in Salt Lake getting the new plow installed. It should be finished soon.
92 • He investigated getting an artificial tree for the holiday season, but the tallest one he could get was 12
93 feet, which was only one foot taller than the tree in the park. Mayor Thompson suggested including

04 some additional decorations to make it more festive. He envisioned something solid and durable that
would last.

96 Payment of Bills

97 • Treasurer Jensen presented and answered questions concerning the bills to be paid.

98 **Councilmember Milbank moved to “pay the bills of November 21, 2023.” Councilmember**
99 **Hanover seconded the motion which carried with Hanover, Mathews, Milbank, and Pitcher in favor.**
100 **No one opposed. Wright was absent.**

101 Public Comment: Cindy Schaub asked why the city wasn’t lighting the big tree this year. The mayor
102 said it was going to cost around \$6,000 and last year it looked horrible. She also requested that they speak
103 directly into the microphone so she could hear better.

104 Discuss Property Taxes: Mayor Thompson discussed a property tax analysis he created. Trenton Town
105 is the only jurisdiction in the county with a lower tax rate than River Heights. He created different scenarios
106 showing what the results would be by raising the rate by increments. By doubling the tax rate, it would put
107 River Heights in line with the median tax rates of other cities. He explained he wasn’t pushing the council to
108 do anything. He just wanted them to think about it. He explained where the city gets their revenue, which
109 wasn’t much. The area where they bring in the most is in the water and sewer funds. He wanted to look at all
110 the angles with the committee.

111 Councilmember Hanover asked if the city was currently using water and sewer money for things other
112 than water and sewer. Mayor Thompson said absolutely, that has been the way they have done it for years.
113 She asked if the residents understood this. He said all fund transfers require a public hearing. After the
114 committee hashes things out, it will come to the council for their decision.

115 Councilmember Mathews asked if property taxes can only be used for certain things. Mayor
116 Thompson said these taxes can be used for anything. Enterprise funds should only be used within their funds,
unless transferred through a public hearing.

117 Councilmember Pitcher asked if the county was talking about a raise in their taxes. The mayor wasn’t
118 aware of it at this time.

119 Mayor Thompson said if River Heights wants to stay solvent, they need to be able to afford the needed
120 things. He asked them to think through how they felt about a tax raise.

121 PWD said in 2010 the city did a water rate study, which he said he would be glad to discuss with them
122 if they wanted to learn about setting rates. Mayor Thompson said he didn’t want any staff members trying to
123 sway the council with their opinion. He wanted decisions to be fact based. He didn’t want someone’s idealized
124 preferences to be making the decisions. PWD Nelson said water rates were set on data and facts.

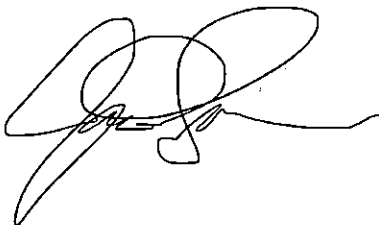
125 Elected Officials Training: The group watched the “Elected Officials Essentials” presentation put out by
126 the Utah League of Cities and Towns, with Todd Godfrey as the presenter.

127 The meeting adjourned at 9:00 p.m.

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Sheila Lind, Recorder



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Jason Thompson, Mayor

Report Criteria:

- * Invoices with totals above \$0 included.
- * Only paid invoices included.
- * [Report].Date Paid = 11/21/2023

GL Account Number	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
5434						
54-34-80	1115	Waste Management of Arizona, IN	0056313-2514-	River Heights City Residential Gar	11/02/2023	15,722.59
Total 5434:						15,722.59
Sewer Department						
5240						
52-40-26	633	Freedom Mailing Services	46262	Utility Bill Processing	10/02/2023	70.35
52-40-50	133	Thomas Petroleum. LLC	M028631-IN	Sewer Gas, Oil, Vehicle Repair	11/06/2023	50.66
52-40-50	366	Zions Bank	202311	Cheveron - Gas 84.00	11/08/2023	28.00
52-40-50	366	Zions Bank	202311	Chevron Gas \$84.00	11/08/2023	28.00
52-40-55	338	Utah Local Governments Trust	1610381	Sewer Ins. Liability & Other	11/13/2023	57.48
52-40-65	143	Intermountain Traffic Safety	54016	shop Split	11/08/2023	279.08
52-40-65	366	Zions Bank	202311	Walmart TV-Computer Monitor	11/08/2023	79.72
52-40-65	1009	Valley Implement	W1710902	Skid Steer Repair	11/09/2023	193.48
52-40-75	246	Dominion Energy	6900830000-2	Sewer Gas 6900830000	11/13/2023	84.28
52-40-78	995	Ask AllTech LLC	A6458	Sewer Phones	11/15/2023	24.32
52-40-78	995	Ask AllTech LLC	A6517	Sewer Phones	11/16/2023	333.03
Total 5240:						1,228.40
Water Department						
51-40-26	633	Freedom Mailing Services	46262	Utility Bill Processing	10/02/2023	70.35
51-40-50	133	Thomas Petroleum. LLC	M028631-IN	Water Gas, Oil, Vehicle Repair	11/06/2023	50.66
51-40-50	366	Zions Bank	202311	Cheveron - Gas 84.00	11/08/2023	28.00
51-40-50	366	Zions Bank	202311	Chevron Gas \$84.00	11/08/2023	28.00
51-40-51	188	Logan City	003789-202311	Account 003789-001 51-40-51	11/15/2023	243.58
51-40-55	338	Utah Local Governments Trust	1610381	Water Ins. Liability & Other	11/13/2023	54.61
51-40-60	243	Providence Logan Irrigation Co	202311	Prolog water fees	11/21/2023	650.00
51-40-60	243	Providence Logan Irrigation Co	202311	Prolog water fees	11/21/2023	3,120.00
51-40-65	366	Zions Bank	202311	Walmart TV-Computer Monitor	11/08/2023	79.72
51-40-65	877	Core & Main	T971137	Core and Main - Water Repairs Fir	11/17/2023	221.99
51-40-66	143	Intermountain Traffic Safety	54016	shop Split	11/08/2023	279.08
51-40-66	1009	Valley Implement	W1710902	Skid Steer Repair	11/09/2023	193.48
51-40-75	246	Dominion Energy	6900830000-2	Water Gas 6900830000	11/13/2023	84.28
51-40-75	246	Dominion Energy	7191650000-2	Account 7191650000 51-40-75	11/13/2023	107.54
51-40-75	246	Dominion Energy	7953243487-2	Account 7953243487 51-40-75	11/13/2023	40.52
51-40-78	995	Ask AllTech LLC	A6458	Water Phones	11/15/2023	24.32
51-40-78	995	Ask AllTech LLC	A6517	Water Phones	11/16/2023	332.92
Total 5140:						5,609.05
Administration						
1041						
10-41-41	634	Forsgren Associates, Inc.	17430	Geneal Consulting Services	10/25/2023	1,187.50
10-41-43	85	Daines and Jenkins, LLP	9358	City Legal Business	11/20/2023	5,913.00
10-41-55	338	Utah Local Governments Trust	1610381	Admin	11/13/2023	9.19
10-41-65	366	Zions Bank	202311	Walmart TV-Computer Monitor	11/08/2023	79.72
Total 1041:						7,189.41

GL Account Number	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Office Expenses						
1044						
10-44-10	366	Zions Bank	202311	Amazon - Mounting Tape	11/08/2023	10.69
10-44-10	366	Zions Bank	202311	Amazon - Office Supplies	11/08/2023	14.97
10-44-10	633	Freedom Mailing Services	46262	Utility Bill Processing	10/02/2023	70.35
10-44-45	364	Xerox Corporation	020133281	Copies 09-30-23 10-30-23	11/04/2023	104.48
10-44-45	844	Wasatch Document Solutions, Inc.	58709	Copies Nov 2023	11/09/2023	23.00
10-44-45	844	Wasatch Document Solutions, Inc.	58709	Copy Overage Oct 2023	11/09/2023	14.34
10-44-52	1083	APG West Payment Processing	436338	Notice to Contractors	10/19/2023	305.37
10-44-55	633	Freedom Mailing Services	46262	Utility Bill Processing	10/02/2023	70.35
10-44-65	366	Zions Bank	202311	Adobe - Michelle	11/08/2023	21.39
10-44-65	366	Zions Bank	202311	Adobe - Sheila	11/08/2023	21.39
10-44-65	366	Zions Bank	202311	Google Suite	11/08/2023	96.00
10-44-75	246	Dominion Energy	104104991000	Account 1049100000	11/13/2023	79.43
10-44-78	995	Ask AllTech LLC	A6458	Admin Phones	11/15/2023	24.32
10-44-78	995	Ask AllTech LLC	A6517	Admin Phones	11/16/2023	332.93
Total 1044:						1,189.01
Community Affairs						
1048						
10-48-21	193	Lowe's	202311_1	Christmas Tree Lighting	11/16/2023	30.62
10-48-21	386	Lind, Sheila	202311	Hot Choc for Tree Lighting	11/20/2023	54.32
Total 1048:						84.94
Capital Projects						
5150						
51-50-70	634	Forsgren Associates, Inc.	17429	Lower Well Improvements	10/25/2023	855.00
51-50-70	948	DWA Construction, Inc.	202311_1	DWA Lower Well Draw	11/20/2023	75,286.55
51-50-72	634	Forsgren Associates, Inc.	17449	500 EAST WATERLINE PLANS A	10/25/2023	884.29
Total 5150:						77,025.84
Capital Projects						
4060						
40-60-01	634	Forsgren Associates, Inc.	17433	Church Demolition	10/25/2023	1,057.50
40-60-04	634	Forsgren Associates, Inc.	17432	Stewart Hill Park - Const	10/25/2023	1,537.50
40-60-05	634	Forsgren Associates, Inc.	17431	700 South Roadway	10/25/2023	447.50
40-60-78	1102	MWSA	202311	Chairs - 70	11/14/2023	2,000.00
Total 4060:						5,042.50
Roads						
1060						
10-60-40	143	Intermountain Traffic Safety	54016	signs 10-60-40	11/08/2023	228.00
10-60-50	133	Thomas Petroleum. LLC	M028631-JN	Roads Gas, Oil, Vehicle Repair	11/06/2023	50.66
10-60-50	366	Zions Bank	202311	Cheveron - Gas 84.00	11/08/2023	28.00
10-60-50	366	Zions Bank	202311	Chevron Gas \$84.00	11/08/2023	28.00
10-60-56	338	Utah Local Governments Trust	1610381	Roads	11/13/2023	43.11
10-60-75	246	Dominion Energy	6900830000-2	Roads Gas 6900830000	11/13/2023	84.28
10-60-80	143	Intermountain Traffic Safety	54016	shop Split	11/08/2023	279.07
10-60-80	1009	Valley Implement	W1710902	Skid Steer Repair	11/09/2023	193.47
Total 1060:						934.59
Parks & Recreation						

GL Account Number	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
10-70-30	143	Intermountain Traffic Safety	54016	shop Split	11/08/2023	279.07
10-70-30	366	Zions Bank	202311	Walmart TV-Computer Monitor	11/08/2023	79.72
10-70-30	1009	Valley Implement	W1710902	Skid Steer Repair	11/09/2023	193.47
10-70-56	338	Utah Local Governments Trust	1610381	Parks & Rec	11/13/2023	14.12
10-70-75	246	Dominion Energy	1550009873-2	Account 1550009873 10-70-75	11/13/2023	7.09
10-70-75	246	Dominion Energy	6900830000-2	Parks Gas 6900830000	11/13/2023	84.29
10-70-80	133	Thomas Petroleum. LLC	M028631-IN	Parks Gas, Oil, Vehicle Repair	11/06/2023	50.66
Total 1070:						708.42
School Building Expenses						
1075						
10-75-75	246	Dominion Energy	4012182621-2	Account 4012182621 10-75-75 -S	11/13/2023	3,523.01
Total 1075:						3,523.01
Sanitation						
5490						
54-90-10	633	Freedom Mailing Services	46262	Utility Bill Processing	10/02/2023	70.35
Total 5490:						70.35
Grand Totals:						118,328.11

Mayor: _____

Second Signayure : _____

Dated: _____

Report Criteria:

Invoices with totals above \$0 included.

Only paid invoices included.

[Report], Date Paid = 11/21/2023

Entity Tax Rates for 2023

River Heights City Property Tax Analysis

RH Median Home Value (2022): \$479,460.00
 Current Median Property Tax Amount: \$241.17

	River Heights City	Rate (from Report Amount in Category:	Revenue:	Rate (from Cache County Treasurer):	Amount:	
Real:		0.000564	\$203,859,575.00	\$114,976.80	0.0005030	\$102,541.37
Central:		0.000564	\$2,379,740.00	\$1,342.17	0.0005030	\$1,197.01
Personal:		0.000706	\$5,303,162.00	\$3,744.03	0.000706	\$3,744.03
Total Property Tax Revenue:			\$120,063.01	Total:	\$107,482.41	

Entity	Levy	\$100,000.00	@ Median Value:	Median Home Property Tax Increase:
TRENTON TOWN	0.0004630	\$46.30	\$221.99	
RIVER HEIGHTS CITY	0.0005030	\$50.30	\$241.17	
AMALGA TOWN	0.0005220	\$52.20	\$250.28	
EXAMPLE (River Heights Raise by .10%)	0.0005533	\$55.33	\$265.29	\$24.12
MILLVILLE CITY	0.0005580	\$55.80	\$267.54	
EXAMPLE (River Heights Raise by .20%)	0.0006036	\$60.36	\$289.40	\$48.23
EXAMPLE (River Heights Raise by .225%)	0.000616175	\$61.62	\$295.43	\$54.26
EXAMPLE (River Heights Raise by .25%)	0.00062875	\$62.88	\$301.46	\$60.29
PARADISE TOWN	0.0006480	\$64.80	\$310.69	
HYRUM CITY	0.0007320	\$73.20	\$350.96	
NEWTON TOWN	0.0007390	\$73.90	\$354.32	
EXAMPLE (River Heights Raise by .50%)	0.0007545	\$75.45	\$361.75	\$120.58
CLARKSTON TOWN	0.0008030	\$80.30	\$385.01	
WELLSVILLE CITY	0.0008100	\$81.00	\$388.36	
EXAMPLE (River Heights Raise by .75%)	0.00088025	\$88.03	\$422.04	\$180.88
LOGAN CITY	0.0009900	\$99.00	\$474.67	
EXAMPLE (River Heights Raise by 1.00%)	0.001006	\$100.60	\$482.34	\$241.17
PROVIDENCE CITY	0.0010690	\$106.90	\$512.54	
HYDE PARK CITY	0.0011000	\$110.00	\$527.41	
RICHMOND CITY	0.0011100	\$111.00	\$532.20	
NORTH LOGAN CITY	0.0011360	\$113.60	\$544.67	
SMITHFIELD CITY	0.0013520	\$135.20	\$648.23	
MENDON CITY	0.0014190	\$141.90	\$680.35	
NIBLEY CITY	0.0014640	\$146.40	\$701.93	
CORNISH TOWN	0.0015640	\$156.40	\$749.88	
LEWISTON CITY	0.0018470	\$184.70	\$885.56	

Analysis for Raising Property Taxes

Total Real Property Assessed in River Heights: \$203,859,575.00
 Current Tax Rate: 0.0005030
 Current Revenue: \$102,541.37

	New Rate:	New Projected Revenue:	Net Increase in Revenue:
Raised by .10%:	0.0005533	\$112,795.50	\$10,254.14
Raised by .20%:	0.0006036	\$123,049.64	\$20,508.27
Raised by .225%:	0.000616175	\$125,613.17	\$23,071.81
Raised by .25%:	0.00062875	\$128,176.71	\$25,635.34
Raised by .50%:	0.0007545	\$153,812.05	\$51,270.68
Raised by .75%:	0.00088025	\$179,447.39	\$76,906.02
Raised by 1.00% (Doubling Our Rate and Revenue):	0.001006	\$205,082.73	\$102,541.37