

1 River Heights City Council
2 Minutes of a Budget Workshop and Council Meeting
3 January 27, 2015
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6 Present were: Mayor James Brackner
7 Council members: Doug Clausen
8 Richard Okelberry
9 Geoff Smith
10 Dixie Wilson
11 Blake Wright
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13 Recorder Sheila Lind
14 Public Works Director Clayton Nelson
15 Finance Director Clifford Grover
16 Treasurer Wendy Wilker
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18 Others Present: Craig Rasmussen
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21 The following motions were made during the meeting:
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23 Motion #1

24 Councilmember Clausen moved to “adopt the minutes of the January 13, 2015 Council
25 Meeting, and the evening’s agenda.” Councilmember Okelberry seconded the motion, which passed
26 with Clausen, Okelberry, Smith, Wilson and Wright in favor. No one opposed.
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28 Motion #2

29 Councilmember Clausen moved to “pay the bills as listed.” Councilmember Wright seconded
30 the motion, which passed with Clausen, Okelberry, Smith, Wilson and Wright in favor. No one
31 opposed.
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33 Motion #3

34 Councilmember Clausen moved to “not sign up or pay money to the Transportation Coalition.”
35 Councilmember Wilson seconded the motion, which carried with Clausen, Okelberry, Wilson and
36 Wright in favor. Smith opposed.
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38 Motion #4

39 Councilmember Clausen moved to “not join the Housing Coalition.” Councilmember Wilson
40 seconded the motion, which passed with Clausen, Okelberry, Smith, Wilson and Wright in favor.
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43 Proceedings of the Budget Workshop:
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45 The River Heights City Council met at 4:00 p.m. in the Ervin R. Crosbie Council Chambers in
46 the River Heights City Building on Tuesday, January 27, 2015.

47 Budget Workshop: Mayor Brackner handed out and explained some proposed changes to the
48 current year's budget. He asked FD Grover to have them ready in a more specific form at the next
49 meeting. FD Grover recommended the city purchase Docuware (electronic document archival and
50 retrieval software). Councilmember Okelberry said there is a new reader on Adobe that works. Mayor
51 Brackner agreed with the purchase of Docuware.

52 Engineer Rasmussen recommended budgeting to upgrade the ditch capacity in the 100 East
53 area. Mayor Brackner recommended leaving this budget alone until the end of the year.

54 FD Grover explained the plan to show all capital expenditures under the Capital Projects Fund.
55 Each councilmember reviewed their own budget and made changes as needed.

56 Councilmember Wilson wonders why more money has been spent than the original budget.
57 Mayor Brackner stated the original budget is very lean. They can't foresee emergencies that come up.
58 FD Grover said the only significant addition was on 400 South. This amount was moved from one
59 budget to another.

60 Mayor Brackner said Century is now charging more for the skid loader because of emissions
61 requirements. PWD Nelson informed this will start on next year's budget.

62 Mayor Brackner said a new roof is needed on the large pump house before July. They have
63 received one bid for \$3,595. The capital projects fund will add 3,600 to cover this.

64 Mayor Brackner reported the city recently had troubles with the telemetry system. It's been
65 determined it needs some upgrades for it to run properly. They have a bid from Intermountain
66 Environmental (the same company that installed the system 15 years ago) for \$16,000. Because of the
67 age of the system, it's time to upgrade and improve. Since much of the existing equipment can be used
68 with the new system, it would be financially beneficial to have International Environmental do the
69 upgrades. They don't plan on including the small well. PWD Nelson explained the system sends him
70 notifications throughout the day that keep him updated on the water levels in the reservoirs. He has
71 contacted Rocky Mountain Power about the savings the city would get if they utilized off peak hours
72 for pumping. After running some numbers, he determined the energy savings the city would recoup
73 would be about \$16,000/yr. Councilmember Clausen remembers there was a reason for not pumping
74 at night. Mr. Nelson explained how it won't work with the current system. Engineer Rasmussen
75 explained how it will work with a new system. International Environmental wouldn't be available to
76 install the upgrades until March or April. Councilmember Clausen would like the savings to be
77 tracked so a savings determination can be made.

78 Councilmember Wilson and Okelberry feel there should be another bid. PWD Nelson doesn't
79 think it's right to ask another company to expend the time and money to put together a bid, which the
80 city knows they aren't going to accept. Councilmember Smith suggested telling the other bidders that
81 their bid needs to include the components of the system that's already in place. FD Grover
82 recommended getting an engineering estimate. Mr. Clausen suggested revising the city's purchasing
83 resolution to include, "sole source justification is permitted." The Council agreed and asked that this
84 revision be on the next agenda.

85 Mayor Brackner proposed increasing public works employee Cameron Reed's pay from \$16 to
86 \$18/hour. He also recommended Treasurer Wilker's pay increase from \$17 to \$19/hour. This will
87 bring their wages in line with the competition. The Council approved the raises. They will be
88 officially adopted at the next meeting.

89 Mayor Brackner handed out and discussed a list of capital projects. Some of the projects have
90 been done already.

91 The 700 South sidewalk was discussed. Engineer Rasmussen reported their company did a cost
92 estimate about 12 years ago. He explained the road grade problems, shortage of right of way issues,

93 the irrigation system integration, in conjunction with adding sidewalk, curb and gutter make it a very
94 complicated project. His firm would be happy to design it but it will be very expensive. He estimated
95 \$500/foot just for sidewalk; maybe \$650,000-750,000 for the project. The road would need to be
96 redone to get the correct slope for the drainage system to function properly.

97 Discussion was held on land acquisition for property on the brow of the hill (Stewart Hill area).
98 Councilmember Wright is trying to set up a meeting with the owners to see if they may be willing to
99 donate all or part of it.

100 Councilmember Wilson presented a proposal to tear down the old church and turn it into a
101 parking lot/park. She handed out and discussed her proposal, which included two cost estimates for
102 demolition. The cost would be \$80,000-120,000, depending on which bid they went with. She
103 suggested planting grass for now.

104 Councilmember Okelberry wondered if there might be a company that would like to refurbish
105 the building. Engineer Rasmussen stated the building is very old. Councilmember Wright explained
106 that years ago the fire marshall wouldn't grant occupancy for public use because of liability.
107 Councilmember Wilson pointed out that RAPZ money could be used toward the cost of demolition.
108 The contract requires the city give the current renter a 160 day notice to vacate. The building is a mess
109 and wouldn't be worth the cost of repairing.

110 Discussion was held on the Stewart Hill park/cemetery property. Councilmember Wright
111 brought up that the property is zoned for parks and park impact fee money was used in purchasing it.
112 Therefore, at least part of it, should stay a park.

113 Councilmember Wilson asked for a closed session on the next agenda to discuss the possible
114 sale or purchase of property.

115 Engineer Rasmussen discussed looping the water line on 700 South. He briefly discussed three
116 different options. He is meeting with Conservice this week to discuss their needs, which will help the
117 city make a decision. The cost is estimated between \$50,000-85,000, depending on the option they go
118 with.

119 Discussion was held on where to bring the hydrant on 100 East. Mr. Rasmussen suggested the
120 city pay to have it installed on the west side, with a plan to recoup the cost when development occurs.
121 Conservice is willing to install it on the east side, but regardless of what happens on the east, there
122 needs to be a water line on the west. It would cost about \$30,000 to run the line to where the hydrant
123 would be on the west. The cost could be fully recovered by the developer.

124 Mayor Brackner and Councilmember Clausen proposed keeping \$500,000 in the bank account
125 and would like a plan to spend the rest for the benefit of the residents. FD Grover stated the city has
126 about \$900,000 in savings currently. Mayor Brackner guessed another \$250,000 would be earned in
127 the next year. Mr. Clausen guessed they could plan to spend about \$600,000 on projects.

128 PWD Nelson discussed connecting 800 South between the place where Conservice will install
129 their portion and the end of Stone Creek Subdivision. Engineer Rasmussen guesses it will cost about
130 \$180,000. The city could recover some of the cost from property owners at the time they develop, if
131 it's done in a timely fashion. The cost would be less to do it now, while Wasatch Properties is doing
132 their portion.

133 Mayor Brackner asked each council member to spend some time looking over the capital
134 projects list and rank them. Councilmember Smith suggested having the costs would be helpful in
135 ranking. Councilmember Clausen asked if the council would agree to the old church demolition so
136 Councilmember Wilson could get working on a RAPZ proposal. The Council agreed with her starting
137 the application.

138 Another budget meeting was scheduled for February 10, after the regular council meeting.
139 They will use this time to prioritize the capital projects list.
140 The workshop adjourned at 6:35 p.m.

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142 Engineer Craig Rasmussen took leave of the meeting.

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146 Proceedings of the Council Meeting

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148 Additional Attendees: Rex and Raynger Davidsavor

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150 The River Heights City Council Meeting began at 6:35 p.m.

151 Opening Remarks and Pledge of Allegiance: Councilmember Clausen opened the meeting by
152 expressing appreciation for living in a place where people can have a say regarding what happens in
153 their community. Mayor Brackner led the group in the Pledge of Allegiance.

154 Adoption of Previous Minutes and Agenda: Minutes of the January 13, 2014 Council Meeting,
155 were reviewed.

156 **Councilmember Clausen moved to “adopt the minutes of the January 13, 2015 Council**
157 **Meeting, and the evening’s agenda.” Councilmember Okelberry seconded the motion, which**
158 **passed with Clausen, Okelberry, Smith, Wilson and Wright in favor. No one opposed.**

159 Pay Bills: The bills were presented and discussed. Regarding item #9, Treasurer Wilker asked
160 which account to use for the wage garnishment fee. FD Grover suggested it come out of legal fees.

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

164 Finance Director Report: FD Grover said after the adjustments are made in the capital projects
165 fund, the general fund will come back into alignment. He also stated the council members will
166 continue to use the budget forms he has given out recently. He likes it best for looking at their
167 remaining budget amounts.

168 Purchase Requisition Requests: Mayor Brackner brought up the need for updating the
169 telemetry system. PWD Nelson asked for council approval. The Council said they would give their
170 approval after the purchasing policy has been revised. He informed that he is nursing the system along
171 and there may be a chance he’ll need to spend \$3,000 in an emergency situation.

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

- 173 • He’s been working on the year end reports for the state. He has until Friday to finish up and
174 turn in an NOI permit for stormwater.
175 • He reported that Cameron Reed has sealed the floors in the park restrooms so they will be
176 easier to clean.

177 Administrative Report: Recorder Lind didn’t have anything.

178 Public Comment: ProLog Irrigation President Rex Davidsavor reminded that the City Council
179 approved the expense of \$8,000 to help the irrigation company with a couple of their projects, which
180 would also benefit the city. He explained they would like assistance for repairing the pipe under the
181 city’s driveway south of the city building; he suggested a new cement box. PWD Nelson doesn’t feel
182 this would solve the problem. He wants to dye the water and follow it. Mr. Davidsavor said they’ve
183 done this. His opinion is the neighbors are making a bigger deal about it than it is.

184 The second project is a big hole by the wellhouse trail entrance. At the bottom is a headgate.
185 Although they have a gate in front of the hole, he fears its' still a big liability because of its depth. If
186 this pipe were to plug up, it could wash the whole hill out. He suggested a box with a grate would be
187 helpful.

188 Mr. Davidsavor would like to see these two things done before the water gets turned in, near
189 the first of May.

190 PWD Nelson informed that the city has already expended quite a bit of money helping the
191 irrigation company this year. Rex Davidsavor understood the money was supposed to be spent on the
192 repair of laterals. Mayor Brackner feels there may be some money to help them and asked how much
193 they would need. Mr. Davidsavor said an efficient box for the city's driveway area would cost about
194 \$10,000. He felt, if the city requested bids on the projects, they would get a better deal than the
195 irrigation company might.

196 PWD Nelson informed that the city has already expended \$23,000 fixing an irrigation problem
197 on 400 South. Because of this and additional time he has spent working with them on other projects,
198 he felt they could wait until next year before more money was granted.

199 Mayor Brackner doesn't want to agree to things that don't have a cost attached.
200 Councilmember Clausen suggested making a decision on whether they allocate an additional \$15,000
201 for the two ProLog projects discussed. PWD Nelson stated the city would benefit from the project by
202 the well, if the cost wasn't too exorbitant. Councilmember Wright suggested getting some cost
203 estimates and then having another discussion. He also thought it would be beneficial for Engineer
204 Rasmussen to give an opinion on how best to solve the problem.

205 Rex Davidsavor will report to the shareholders the amount of money that was spent on 400
206 South this year.

207 Rex Davidsavor also informed of another irrigation problem on 600 East. The tree roots along
208 the sides of the road are long. During the warmer season they drink up the water. Later in the season,
209 when they don't use as much water, basements are getting flooded as the water follows the roots. The
210 homeowners don't think they own the trees and feel the city needs to take care of them. PWD Nelson
211 stated the trees **do** belong to the homeowners. Councilmember Okelberry recommended piping the
212 ditch. Mr. Davidsavor would agree to this. Mr. Nelson reminded the open ditches are used by the city
213 for storm water runoff. Mr. Davidsavor suggested the city figure out how they want to deal with the
214 situation before it becomes a big deal over the next couple years.

215 Rex Davidsavor informed that the website has information that has not been updated.

216 Discuss Utah Transportation Coalition: Mayor Brackner feels the city should pass a resolution
217 of support for the Transportation Coalition, which would expand funding for local transportation. He
218 said River Heights can't maintain their streets without more money. This coalition will allow cities to
219 put pressure on the legislature to get more money for street maintenance. He handed out a copy of the
220 resolution Logan passed. He became convinced of this need at a recent CMPO meeting he attended.
221 Councilmember Clausen said the group behind this coalition is the League. Councilmember Wilson
222 said the city already pays the League to lobby for our city.

223 Councilmember Wright asked how this will benefit River Heights. Mayor Brackner said the
224 money River Heights would pay in would go towards hiring lobbyists. If they can get a bill passed
225 then River Heights will collect more taxes for roads.

226 **Councilmember Clausen moved to "not sign up or pay money to the Transportation**
227 **Coalition." Councilmember Wilson seconded the motion, which carried with Clausen,**
228 **Okelberry, Wilson and Wright in favor. Smith opposed.**

229 Discuss Utah Housing Coalition: Mayor Brackner said he does not follow the thinking of the
230 Housing Coalition.

231 **Councilmember Clausen moved to “not join the Housing Coalition.” Councilmember**
232 **Wilson seconded the motion, which passed with Clausen, Okelberry, Smith, Wilson and Wright**
233 **in favor.**

234 Mayor and Council Reports: Councilmember Okelberry gave Mayor Brackner a manual for
235 the city website, which will allow office staff to modify the site in the future.

236 Councilmember Wright reported the Planning Commission held a public hearing on the
237 Conservice project. They will make a decision at their next meeting in a week. There’s a good chance
238 it will be in front of the Council in two weeks. He found it interesting; at the hearing, there were no
239 comments on the building itself, it was all about trees and storm water. There was a good turnout.

240 The meeting adjourned at 7:30 p.m.

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Sheila Lind, Recorder

James Brackner, Mayor