

River Heights City

COUNCIL MEETING AGENDA

Tuesday, October 6, 2020

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

Opening Remarks (Milbank) and Pledge of Allegiance (Thatcher)

Adoption of Previous Minutes and Agenda

Public Hearing to Discuss the Transfer of \$300,000 from the Sewer Enterprise Fund to the General Fund

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

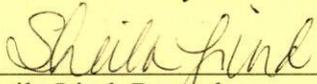
Public Comment

Discuss Safety at the Intersection of Stewart Hill Drive Mountain View Drive and Temple View Drive

Discuss Future Use of the Stewart Hill Park Area

Adjourn

Posted this 1st day of October 2020



Sheila Lind, Recorder

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

October 6, 2020

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8 Present: Mayor Todd Rasmussen, electronic
9 Mayor Pro-tem Doug Clausen, pro-tem
10 Councilmembers: Sharlie Gallup
11 Chris Milbank
12 Elaine Thatcher
13 Blake Wright
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15 Recorder Sheila Lind
16 Public Works Director Clayton Nelson
17 Finance Director Cliff Grover, electronic
18
19 Excused Treasurer Wendy Wilker
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21 Others Present: Steve Thunell, Jerry Pence, Zakk Rhodes, Heather
22 Lehnig, Cindy Schaub, Rebecca Paulsen, Noel Cooley
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26 The following motions were made during the meeting:
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28 Motion #1

29 Councilmember Thatcher moved to “adopt the minutes of the September 9, 2020 Workshop,
30 September 15, 2020 Town Hall and Council Meetings with corrections and the evening’s agenda.”
31 Councilmember Milbank seconded the motion, which passed with Clausen, Gallup, Milbank, Thatcher,
32 and Wright in favor. No one opposed.
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34 Motion #2

35 Councilmember Thatcher moved to “transfer up to \$300,000 from the Sewer Enterprise Fund to
36 theGgeneral Fund.” Councilmember Milbank seconded the motion, which passed with Clausen,
37 Gallup, Milbank, Thatcher and Wright in favor. No one opposed.
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39 Motion #3

40 Councilmember Milbank moved to “pay the bills as listed.” Councilmember Thatcher
41 seconded the motion, which passed with Clausen, Gallup, Milbank, Thatcher and Wright in favor. No
42 one opposed.
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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, October 6, 2020 for their regular council meeting. In the physical absence of Mayor Rasmussen, Councilmember Clausen served as mayor pro-tem.

Opening Remarks and Pledge of Allegiance: Councilmember Milbank opened the meeting with a thought and Councilmember Thatcher led the group in the Pledge of Allegiance.

Adoption of Previous Minutes and Agenda: Minutes for the September 9, 2020 Workshop, September 15, 2020 Town Hall and Council Meetings were reviewed. Councilmember Wright explained some changes to the Town Hall meeting minutes.

Councilmember Thatcher moved to “adopt the minutes of the September 9, 2020 Workshop, September 15, 2020 Town Hall and Council Meetings with corrections and the evening’s agenda.” Councilmember Milbank seconded the motion, which passed with Clausen, Gallup, Milbank, Thatcher, and Wright in favor. No one opposed.

Public Hearing to Discuss the Transfer of \$300,000 from the Sewer Enterprise Fund to the General Fund: Councilmember Clausen opened the public hearing after giving a brief summary of the transfer. FD Grover explained the big expense was 400 South, which came to about \$500,000. The city needs to maintain a balance of about \$250,000 in the General Fund. The transfer will cover the budget for the coming year. He projects the city’s revenue may go up and down this year. The General Fund has been dropping over the years due to capital projects.

Cindy Schaub asked if the transfer was a loan that would be paid back. Councilmember Clausen stated it wasn’t a loan.

Jerry Pence asked for verification of the amount in the sewer fund and if it was excess money. FD Grover said the sewer fund is projected to bring in revenue of \$377,900 for the current fiscal year and the expected expenses are \$468,000. Mr. Pence pointed out this exceeds the revenue. Councilmember Wright explained \$953,000 is in the sewer fund as of August. He pointed out a recent sewer rate increase. Mr. Pence asked what the additional money would be used for. He would rather have property taxes raised, than have his sewer rates continue to go up.

Steve Thunell explained sewer rates are spread over a bigger base of people, including renters. If property taxes are increased then only property owners are paying for the increase. Mr. Pence would like the council to raise the rates for the fund it will be spent from. FD Grover said if property taxes are raised it is more permanent than this one time transfer. Councilmember Clausen asked Mr. Pence what the difference would be to him between the two. Mr. Pence said the state legislature probably puts a limit on how high property taxes could be raised. Mr. Clausen didn’t believe this was state regulated.

Jerry Pence brought up the water fund and expressed frustration with how much his bill is. He didn’t think it was fair he paid the same base rate for using much less than someone else who used close to the base amount of 10,000 gallons/mo. He was also upset because he doesn’t fill his garbage can very full and still gets charged the same as someone who fills theirs all the way. He felt the city was unfairly charging him on all of his utilities. He asked whose council seats were up next because he planned to run for office.

Steve Thunell remembered FD Grover said at the budget hearing that the sewer fund didn’t have too much and to leave the excess there. He asked why the change in plans. Mr. Grover said he is looking at the reserves. The council makes the decisions on which projects to do. The main reason for the transfer is to cover the 400 South road project. Mr. Thunell asked about the water fund, which he and Mr. Grover discussed. Mr. Thunell understands the sewer fund amount is based on saving up over

the years. He was convinced the amount transferred should cover the replacement of the sidewalk on 400 South because it will cost more in the future.

FD Grover anticipates a decrease in sales tax revenue due to COVID.

Councilmember Thatcher said they are trying to be responsible with the city's funds by having a cushion and spending wisely. All council members are doing their best.

FD Grover said sales taxes are the most substantial and will likely decrease this year. Property taxes could go down if people default on paying.

Councilmember Clausen said they are careful about trying to have a certain amount kept in reserved for emergencies. He explained what they have done from the sewer fund this past year. They are in line with other cities.

Jerry Pence pointed out that many residents are on fixed incomes and are paying proportionally more. He felt he was subsidizing other utility users when he is using much less. Councilmember Thatcher said the council could discuss this later.

Councilmember Wright reminded they wanted to keep \$250,000-300,000 in the General Fund. RD Grover explained they will only use as much as they need from the sewer fund. It may only be \$100,000.

Councilmember Thatcher moved to "transfer up to \$300,000 from the Sewer Enterprise Fund to the General Fund." Councilmember Milbank seconded the motion, which passed with Clausen, Gallup, Milbank, Thatcher and Wright in favor. No one opposed.

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

Public Works Director Nelson

- The last couple weeks they have had several water leaks on 400 East on the lower portion. The service lines and the main is in very rough shape. Mr. Nelson advised they add 400 East as a high priority water project. Councilmember Clausen suggested he and Mr. Nelson talk to Engineer Rasmussen to find out what it might cost. Mr. Nelson said it could wait until the next budget. Mr. Clausen reminded when they do water projects they always need to budget for road repair, as well. Mr. Nelson thought they could do most of their work outside of the oil and pull the service lines under the road.
- The sewer repair on River Heights Boulevard should be started next week. After it's finished they will do the needed asphalt repairs on the Boulevard, as well as the driveway to the city shop.
- A sidewalk needs to be fixed where there was a water line replacement. At that time they will do some other areas in town. There are a lot of repairs needed because of tree roots, planted by homeowners. If they replace sidewalks and don't remove the trees they will be replacing sidewalk again. The city code says if the damage is the fault of the property owner they will pay. He suggested this be a future agenda item to talk through how to handle these situations. In the meantime, he will move forward on sidewalk repairs that are not caused by trees.
- He reminded that last year the council discussed snow removal on city sidewalks around parks, etc. Councilmember Thatcher felt it important that they city keep their sidewalks cleaned. Mr. Nelson pointed out the additional sidewalk that's been added to the city, which means they will probably need equipment better suited to do the job. Ms. Thatcher reminded they looked into hiring a contractor last year but it was going to be very expensive. They talked about getting equipment that can handle the narrowness of the sidewalks. Mr. Nelson suggested, after looking at options last year, a four-wheeler would be the least expensive. They don't need something fancy. Councilmember Wright asked what the cost would be to hire someone. Mr. Nelson remembered it was about \$600 per storm. Discussion was held on if they could hire

139 someone local for less. The city's insurance would not cover them without adding them to the
140 policy. Ms. Thatcher and Mr. Nelson will get some more bids and bring it up at another
141 meeting. Mr. Nelson guessed a vehicle would be \$6,000-8,000.

142 Finance Director Grover didn't have anything.

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144 Treasurer Wilker was absent. The council reviewed the list of bills to be paid.

145 **Councilmember Milbank moved to "pay the bills as listed." Councilmember Thatcher**
146 **seconded the motion, which passed with Clausen, Gallup, Milbank, Thatcher and Wright in**
147 **favor. No one opposed.**

148

149 Councilmember Thatcher didn't have anything.

150 • Councilmember Milbank informed that the irrigation water has been turned off, but the
151 intersection at 600 E RH Boulevard is leaking down the road. He said PWD Nelson
152 recommended they could seal the pipe like they do with sewer leaks. Mr. Nelson and Ms.
153 Thatcher will discuss it later.

154

155 Councilmember Milbank

156 • He and PWD Nelson have looked at the tennis courts. They found minor flaws and gaps
157 around the tennis net stanchions. The tennis court installer said he will be out this fall to look at
158 the courts.
159 • David Thunell will take out some trees on Hillside Park in an effort to clean up the area.

160

161 Councilmember Clausen didn't have anything.

162

163 Councilmember Gallup

164 • Ambassadors are still meeting and planning activities.

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166 Councilmember Wright didn't have anything.

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168 Recorder Lind didn't have anything.

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170 Mayor Rasmussen didn't have anything.

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172 Public Comment: There was none.

173 Discuss Safety at the Intersection of Stewart Hill Drive, Mountain View Drive and Temple
174 View Drive: Mayor Rasmussen reminded they had agreed to discuss adding a stop sign coming up the
175 hill or additional stop signs at the intersection. Councilmember Wright said he had talked to a few
176 residents in the area of the intersection who said they don't think there's much traffic and it doesn't
177 make sense to stop traffic going north and south. PWD Nelson said if speed is the issue, they should
178 get an officer to give tickets. He didn't like the idea of a stop sign at the top of the hill while driving a
179 snowplow. Councilmember Milbank suggested placing 'caution pedestrians' signs and painting stripes
180 on the road. Mayor Rasmussen said he had heard other comments from residents about the safety. He
181 suggested the discussion be about a stop sign at the top of Stewart Hill or leave it as is. Mr. Nelson
182 and Councilmember Thatcher agreed to take a look at it. Mr. Nelson suggested it might require a
183 traffic engineer.

186 Discuss Future Use of the Stewart Hill Park Area: Councilmember Wright felt the town hall
187 meeting was well attended. He and Councilmember Milbank requested a consensus from the council
188 to move forward on whatever is decided. Concept 4 was the most liked by the citizens at the town hall
189 meeting. A number of people suggested moving the path further north. Councilmember Thatcher
190 wondered about a possible cemetery on the property east of the church on 600 East. Mayor Rasmussen
191 informed he has inquired of The Church of Jesus Christ of Latter-day Saints to see if they would
192 consider donating the property to the city. He was told their policy is to sell property for the going
193 rate.

192 Councilmember Wright said he wouldn't mind getting rid of the wide walkway or realigning it.
193 PWD Nelson suggested a waterline is better under a hard surface.

194 PWD Nelson informed, as he was going through the general plan updates, he noted the required
195 amount of open space in the city doesn't add up. His calculations show the city is short.
196 Councilmember Wright said the full city build out includes open space in the Riverdale area. There is
197 property for sale now, but it is too expensive. Councilmember Milbank questioned whether the
198 budgeted \$80,000 this year would be better spent on property for additional open space.

199 Councilmember Gallup was curious how much it would cost to install the basic utilities in the
200 Stewart Hill property.

201 Councilmember Clausen asked if Councilmembers Milbank and Wright could work on this
202 together and come back with some details. The council agreed.

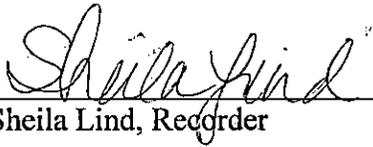
203 Councilmember Gallup took leave of the meeting at 8:00 pm.

204 Mayor Rasmussen gave a follow up on the Old School. He is working with 3 groups who will
205 be renting space: The strings group is using it to store some equipment they received from the
206 Tabernacle Choir, a homeschool group will use it on Wednesdays and another one is interested in
207 Thursdays. He doesn't plan to spend any money on the building until the council decides what they
208 want to do. He is charging \$12/hour per room. One group needs wifi. He is inclined to allow them to
209 install a router that can be transferred to the city when they leave. The council was fine with what he
210 was doing.

211 Mayor Rasmussen discussed council assignments on the Old Church. He hoped to have some
212 projects or a direction, narrowed down by the end of the year.

213 Further discussion was held on the Old School. City Attorney Jon Jenkins has written up a
214 contract for the renters. There is currently only one key to the building. He doesn't plan on letting
215 anyone else rent it. Contracts will not go past March in case the council wants to let the Ballet
216 Company use the whole building at that time.

217 The meeting adjourned at 8:20 p.m.

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222 Sheila Lind, Recorder

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Todd A. Rasmussen, Mayor

River Heights City Bills To Be Paid

October 6, 2020

	Payee	Description	Admin.	P&Z	Parks/Rec	Pub. Safety	Com. Aff.	Roads	Water	Sewer	Total
1	Ames, Joe	Minutes of Meeting	\$90.00								\$90.00
2	Blue Stakes of Utah 811	Billable E-mail Notifications						\$26.87	\$26.87	\$27.67	\$81.41
3	Cache Valley Publishers	News Ad Public Hearing Fund Transfer	\$86.87								\$86.87
4	City of Logan	Sewer, Garbage, 911	\$13,937.99			\$2,025.00				\$12,434.00	\$28,396.99
5	Comcast Business	Internet	\$31.57						\$31.56	\$31.56	\$94.69
6	Daines & Jenkins	Legal Fees	\$551.00								\$551.00
7	Dominion Energy	Gas	\$9.93		\$17.61			\$3.45	\$63.05	\$3.45	\$97.49
8	Facer Excavation, Inc.	Sewer Hook-up /Winstead Reimburse								\$2,650.00	\$2,650.00
9	Gabriel Rasmussen	October Newsletter	\$130.00								\$130.00
10	Hunt, Tanner	Utility Deposit Refund							\$8.91		\$8.91
11	JP Make LLC	City Portion Extension of Sewer Line								\$9,657.50	\$9,657.50
12	LAF Graphics	Apple Days Signs					\$216.00				\$216.00
13	Logan City	Water Consumption							\$1,431.01		\$1,431.01
14	Nekter Juice Bar	Apple Days Tennis Tournament					\$50.00				\$50.00
15	Peterson Plumbing Supply	Water Leak Repair							\$1,191.82		\$1,191.82
16	Secure Instant Payments	Monthly Billing	\$14.32						\$14.32	\$14.31	\$42.95
17	Specialized Pest Control	Fertilizer Application			\$294.50						\$294.50
18	The Clean Spot	Cleaning Supplies Office & Park Restroom	\$39.05		\$159.59						\$198.64
19	Thomas Petroleum	Fuel for City Vehicles			\$24.79			\$24.78	\$24.78	\$24.78	\$99.13
20	Thurcon, Inc.,	385 E. 600 S. New Water Service							\$1,600.00		\$1,600.00
21	Utah Local Government Trust	Add of School to Ins.	\$13.43		\$20.64			\$63.01	\$79.82	\$84.02	\$260.92
22	Verizon Wireless	Monthly Billing Cell Phones	\$54.96						\$54.96	\$54.98	\$164.90
23	Watkins Printing	Apple Days/Public Hearing Mailing	\$132.00							\$596.48	\$728.48
24											
25											
26	JUNE \$										
27	Whitaker Construction	Water Leak Repair							\$256.45		\$256.45
28											
29											
30	LATE ADDS-BUT STANDARD MONTHLY BILLINGS										
31	Caselle	Monthly Billing	\$91.69						\$91.66	\$91.65	\$275.00
32	Freedom Mailing	Monthly Billing	\$144.63						\$48.21	\$48.21	\$241.05
33	Rocky Mountain Power	Monthly Billing Power	\$89.77		\$70.33	\$25.63		\$1,290.99	\$4,659.43	\$30.68	\$6,166.83
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Page 1 SubTotals			\$15,417.21		\$587.46	\$2,050.63	\$266.00	\$1,409.10	\$9,582.85	\$25,749.29	\$55,062.54

Page 1 Total Amount to b \$55,062.54

PUBLIC HEARING NOTICE

RIVER HEIGHTS CITY UTILITY CUSTOMERS

Transfer of funds from the Sewer Fund to the General Fund

A public hearing will be held on Tuesday, October 6th, 2020 at 6:30 p.m. at River Heights City Offices located at 520 South 500 East, River Heights. The public hearing will be to discuss the proposed transfer from the Sewer Fund to the General Fund and amending the fiscal year 2021 budget for the proposed transfer. All interested parties are invited to attend.

State law requires that the City provide an annual disclosure on amounts transferred from utility enterprise funds to the General Fund. This transfer represents 39.05% of total budgeted Sewer Fund expenditures (\$768,290) for fiscal year 2021.

	Dollar Amount	% of Expenditures
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Transfer from the Sewer Fund to the General Fund	\$300,000	39.05%
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These transferred funds are used to help cover the costs of important services like police, street maintenance and snow removal, fire and emergency medical services, parks, and similar City services. The utility transfer helps keep property taxes in River Heights low. The transfers provide a means for reimbursement of the General Fund for services provided to non-property tax paying groups such as non-profit organizations, churches, and governmental entities. Viewed in another way, these transfers are a "dividend" to River Heights taxpayers as the result of the taxpayers' original investment in the City's sewer infrastructure. If City sewer services were provided by private entities, these dividends would instead be paid to investor-owners; because River Heights taxpayers are the investor-owners, these dividends are used to offset what otherwise would be a significant increase in property tax rates.

Alternative Four, developed in April 2020:

Developed with more emphasis on park use, there is no through road. A 10-stall parking lot accessed from Stewart Hill Drive East provides a turnaround and location for snow storage. A five-stall parking lot accessed from Stewart Hill Drive West provides a hammer-head turnaround and snow storage. A widened walk connecting the two parking areas would provide service and emergency vehicle access but would be closed to through traffic. A pavilion with six picnic tables, a two-room restroom building, walking paths and benches are provided. Gates through the existing south fence could expand walking from the park into the cemetery, where many people currently walk in the shade. The large space on the south side remains open for cemetery plots should the need arise, however, for the time being it is designated to be open-space park.



Assigned	Type of Project	Sell or Retain	
		Ownership	Responsible Party
Blake	Tear Down and New Build	Retain	City/Contractor
Blake	Tear Down and New Build Historical	Retain	City/Contractor
Blake	Full Renovation	Retain	City/Contractor
Chris	Full Renovation	Retain	City/Contractor
Elaine	Full Renovation	Retain	City/Contractor
Doug	Full Renovation	Retain	City/Contractor
Doug	Full Renovation	Retain	City/Contractor
Chris	Full Renovation	Retain	City/Contractor
Blake	Full Renovation Historical	Retain	City/Contractor
Chris	Full Renovation Historical	Retain	City/Contractor
Elaine	Full Renovation Historical	Retain	City/Contractor
Doug	Full Renovation Historical	Retain	City/Contractor
Doug	Full Renovation Historical	Retain	City/Contractor
Chris	Full Renovation Historical	Retain	City/Contractor
Doug	Partial Renovation	Retain	City
Sharlie	Tear Down	Retain	City
Sharlie	Tear Down	Sell	Buyer
Todd	Partial Renovation/Tear Down	Retain	City/Contractor
Todd	Partial Renovation/Tear Down	Sell	City/Buyer
Todd	Partial Renovation/Tear Down	Retain	City/Contractor
Todd	Partial Renovation/Tear Down	Sell	City/Buyer

Future Use Description	Potential Revenue (Annual)	Potential Expenditure (For Project Completion)
Event Center Rental		
Event Center Rental		
Event Center Rental		
Housing Single Family		
Library		
Services (light commercial)		
Housing Multi Family		
Parks/Recreation		
Event Center Rental		
Housing Single Family		
Library		
Services (light commercial)		
Housing Multi Family		
Parks/Recreation		
Minimum repairs to rent/lease as is.		
4-6 Building Lots (Active Adult, Single Family, City Building)		
4-6 Building Lots (Active Adult, Single Family, City Building)		
North end razed and developed, South end renovated for housing.		
North end razed and developed, South end renovated for housing.		
South end razed and developed, North end renovated for housing.		
South end razed and developed, North end renovated for housing.		

