

River Heights City Council
Minutes of the Meeting
February 24, 2014

Present were: Mayor James Brackner
Council members: Doug Clausen
Richard Okelberry
Geoff Smith
Dixie Wilson
Blake Wright
Recorder Sheila Lind
Excused: Public Works Director Clayton Nelson
Finance Director Clifford Grover
Treasurer Wendy Wilker
Others Present: Gayle Brackner, Mike and Ruthann Nelson

The following motions were made during the meeting:

Motion #1

Councilmember Okelberry moved to “adopt the minutes of the February 10, 2015 Council Meeting, and the evening’s agenda.” Council member Clausen seconded the motion, which passed with Clausen, Okelberry, Smith, Wilson and Wright in favor. No one opposed.

Motion #2

Councilmember Clausen moved to “pay the bills as listed.” Councilmember Wilson seconded the motion, which passed with Clausen, Okelberry, 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 24, 2014.

Opening Remarks and Pledge of Allegiance: Councilmember Smith opened the meeting with a prayer. Mayor Brackner led the group in the Pledge of Allegiance.

Youth Council Report: Councilmember Smith introduced Elise and Samantha Francis from the Youth Council. Samantha Francis (president) informed, their council consists of five members at this time. They have talked about getting involved with Youth Connect. Youth Council leader Todd Rasmussen stated their other members are Tanner Burt, Kelcie Thunell and Jonah McKell. They have met 3 or 4 times during the year. They are interested in planning a youth-focused run in the spring, which they are hoping will get the word out about youth council. Mayor Brackner suggested they

47 could combine it with the Lions breakfast on May 30 or their Easter egg hunt on April 4.
48 Councilmember Smith suggested using Dru Brown to assist in advertising. Mr. Smith informed that
49 the Francis girls also served on the royalty this past year. Samantha said they enjoyed the events they
50 were able to attend.

51 Adoption of Previous Minutes and Agenda: Minutes of the February 10, 2015 Council
52 Meeting, were reviewed.

53 **Councilmember Okelberry moved to “adopt the minutes of the February 10, 2015
54 Council Meeting, and the evening’s agenda.” Council member Clausen seconded the motion,
55 which passed with Clausen, Okelberry, Smith, Wilson and Wright in favor. No one opposed.**

56 Pay Bills: The bills were presented and discussed. Mayor Brackner asked for the addition of a
57 \$25 payment for a wage garnishment.

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

61 Finance Director Report: In the absence of FD Grover, Mayor Brackner reported, based on
62 current figures, it appears the city will increase its revenue by \$250,000-300,000 this fiscal year.

63 Purchase Requisition Requests: There were none.

64 Public Works Report and Discussion: Mayor Brackner stated PWD Nelson was in St. George at
65 a water and sewer training.

66 Administrative Report: Recorder Lind asked the Council if they had plans to raise taxes this
67 year. She needs to answer this question on a report that is due to the County. All five councilmembers
68 agreed they would not be raising taxes this year.

69 Public Comment: There was none.

70 Soccer Tournament Request: Mike Nelson explained that he is the field manager for South
71 Cache Soccer League, at the River Heights Elementary School. Each year there is a Cache Cup
72 Tournament held in the valley, which invites teams from all over the state. Because it is expanding,
73 they are looking for more fields to use. The tournament has asked if they could use the River Heights
74 field during their tournament, scheduled July 8-11 from 7:30 a.m. until 7:00 p.m. Mayor Brackner
75 asked who would mark and clean up the field. Mr. Nelson said the tournament organizes the marking,
76 first aid, clean up, port-a-potties, etc. The city would have no responsibilities, in regards to the
77 tournament. River Heights players would be using the field.

78 Councilmember Wright asked about parking. Mr. Nelson feels it would be comparable to a
79 busy day during the regular season. They have the parking lot and along the street. Councilmember
80 Clausen asked if any other teams might want to use the fields during this time. Mr. Nelson said the
81 regular season would be over by then.

82 Councilmember Wright said his family has been involved with the tournament and feels it’s a
83 good thing. He asked if the city could get a cut of the registration fee. Mr. Nelson offered fee quotes
84 from other fields. Some also charge a deposit, other don’t charge at all. Councilmember Okelberry
85 would support not charging a rental fee. Ruthann Nelson has never heard of there being a problem with
86 field maintenance during the tournament. The committee is interested in having the fields look good
87 and provide a positive experience for visitors.

88 Mayor Brackner asked who is in charge of food vendors. Mr. Nelson said he is in charge. He
89 will put the word out to see what vendors would like to come for the event. Every field doesn’t provide
90 food options. Mayor Brackner suggested the Lions Club.

91 The council members didn’t feel the need to charge rent or a deposit. Mr. Nelson said they
92 would be grateful, if this were the case. When asked what the city could do to help things go

93 smoothly, Mr. Nelson said they have a concern about watering the lawns during the event. Since the
94 school district is in charge of watering, he will get a hold of them. Ruthann Nelson explained that the
95 soccer association carries their own insurance. There would be no liability to the city. There will be
96 medical staff at the site.

97 Each council member agreed to let the Cache Cup Tournament use the soccer fields at the
98 elementary school at no cost this year.

99 Mayor Brackner proposed the city send out a newsletter four times a year. There is a family in
100 River Heights that is willing to deliver them to all of the River Heights residents for \$100 each time.
101 The council agreed to this idea.

102 Review Capital Project Prioritization: Mayor Brackner discussed the recent letter from Gary
103 Griffin, of the Utah Festival Opera Company, regarding the council's idea to tear down the Old
104 Church. His letter stated, "If we lose the use of this facility it will do irreparable harm to our ability to
105 produce opera and musical theatre in Cache Valley." Mayor Brackner has gotten a copy of the lease
106 between the city and the opera company and found out that the city has a yearly rental contract with
107 them that is renewable each October. If the city is going to make new plans for the building, they need
108 to give notice by October. Gary Griffin requested a chance to come talk to the council. Mayor
109 Brackner stated, if the council allows him to come to the next meeting, they will miss the RAPZ
110 deadline. He noted, the building needs a new roof and exterior painting. They could ask the Opera
111 Company to update the exterior. If they agreed, they may expect a longer lease agreement. Mayor
112 Brackner proposed going ahead with the grant application while other details are working through the
113 system. He is interested in talking with the Opera Company to see what negotiations they come up
114 with.

115 Councilmember Clausen suggested using the next year to work on the negotiations and then
116 apply for the grant next year, if it's appropriate. He doesn't want to see the city get bad publicity over
117 it.

118 Councilmember Wilson read a letter from herself which states, "I feel we need to go ahead and
119 apply for the RAPZ money." If the city is awarded the grant, the city should go ahead with evicting
120 the tenants, if not they would be allowed to stay. She can wait until next year, but she reminded the
121 council that they voted to apply for the RAPZ grant.

122 Discussion was had on the timeframe the city needs to give the Opera Company to vacate. It
123 has been understood by some that they need to be given 180 day notice. The document which verifies
124 this hasn't been found. Councilmember Wright feels the city should have a discussion with them. He
125 suggested the city could decide when they are going to tear down the building (one year, two, five, . .
126 .). Then all parties will be aware of what to plan for. Councilmember Wilson said the city needs to do
127 what's best for the city. If the city decides to wait, she agrees there should be a future date set that the
128 Opera Company would be fully aware of, that they would need to vacate.

129 Councilmember Okelberry feels we all benefit from the Utah Festival Opera. He also agrees,
130 because of the state of the building, it needs to come to an end. He'd like to do it in a way that will be
131 the least harmful to the Opera Company. Councilmember Clausen is concerned that River Heights
132 might look bad to the RAPZ committee since the Opera Company is influential to them. This is his
133 reason for wanting to wait a year and try to work with them.

134 Councilmember Clausen recommended NOT applying for RAPZ money this year, to give more
135 time for discussion among the city and the Opera Company. The Council agreed. Councilmember
136 Smith reiterated their intent is to tear the building down eventually. Mayor Brackner will invite the
137 Opera Company to come discuss it with the council one month from now.

138 Councilmember Wright feels it doesn't hurt for the council to set a tear down date, after they
139 visit with them.

140 Mayor Brackner apologized for emailing the wrong capital projects list. Of the items listed, he
141 feels the two projects that should be added into this fiscal budget is the installation of LED lights in the
142 Saddle Rock Phase One Subdivision and the looping of the 700 South water line. The council agreed
143 to get them done this fiscal year.

144 The projects list will be discussed again in one month.

145 Mayor and Council Report: Mayor Brackner hopes the Council will be supportive of moving
146 the 'connection of 800 South' up their list. He is worried about the addition of 400 cars onto 100 East,
147 after Conservice goes in. He is also worried about snow removal on a street that doesn't go through.
148 Councilmember Clausen and other members are worried about the cost. Mayor Brackner would like to
149 get Conservice to go in on it. Wasatch Property Management (Conservice developers) have
150 approached two property owners (adjacent to the Conservice property) about selling their property to
151 use as additional parking. Councilmember Wright reminded that this property is zoned 'agricultural'
152 in the General Plan. He feels these properties could be rezoned to commercial since they are
153 contiguous to a commercial piece. Mayor Brackner is hopeful that Conservice will be willing to
154 contribute to connecting 800 South. He mentioned the completion of 800 South will also relieve some
155 pressure the city is getting on having a better trail system.

156 Councilmember Clausen thanked Mayor Brackner for getting all this information put together
157 for their review.

158 Councilmember Wright reported the Planning Commission approved the Conservice parking
159 changes with the addition of more solar panels. The Commission is also working on a solar panel
160 ordinance that will eventually come to the Council. It's not a rush, but solar energy is becoming more
161 popular lately and the city needs to have regulations for them. He also noted that the Old Church
162 property is listed in the General Plan as a R-1-8 zone. He suggested petitioning the Commission for
163 amending this to be zoned parks and recreation. Councilmember Wilson noted she had already done
164 this. Mr. Wright suggested she submit the request in writing. Commission Chair Rex Davidsavor has
165 sold his home and will be need to be replaced on the Commission. Mayor Brackner suggested they
166 could ask Kerry Coleman, since they have already talked to him about serving.

167 Mayor Brackner discussed the addition of \$200 to this year's budget to cover some election
168 expenses. He is concerned about the River Heights email troubles and asked who was having
169 problems with their accounts. Councilmember Wright's isn't set up correctly. Councilmember
170 Okelberry will send him the information he needs to fix it.

171 Councilmember Wright asked about the letter Mayor Brackner sent to Lonnie Nyman. Mayor
172 Brackner explained he is trying to find out where the city stands on the 800 South property Mr. Nyman
173 was going to purchase from the city. In June of last year, Mr. Nyman stated in an email that Hickman
174 Title had the money and documents for the purchase. Mayor Brackner recently called Hickman and
175 they don't have an open account with Mr. Nyman.

176 Todd Rasmussen discussed the youth council's trip to Salt Lake during the legislative session
177 and shared some of the experiences they had. Mayor Brackner discussed how to get more youth on the
178 council. Recorder Lind was willing to add an article to the city's upcoming newsletter.

179 The meeting adjourned at 7:50 p.m.

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181 Sheila Lind, Recorder

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183 James Brackner, Mayor