

River Heights City


COUNCIL MEETING AGENDA

Tuesday, July 25, 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 (Scott) and Pledge of Allegiance (Wilson)
- 6:35 p.m. Adoption of Previous Minutes and Agenda
 - Pay Bills
 - Finance Director Report
 - Purchase Requisitions
 - Public Works Report
 - Administrative Report
 - Public Comment
- 6:50 p.m. Continued Discussion with Ironwood Development Regarding Chugg Property
- 7:20 p.m. Discuss Costs for Installing a Sidewalk on Portions of 1000 East
- 7:30 p.m. Mayor and Council Reports
- 7:45 p.m. Adjourn

Posted this 20th day of July 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

Council Meeting

July 25, 2017

Present: Mayor James Brackner
Council members: Robert "K" Scott
Geoff Smith
Dixie Wilson
Blake Wright

Recorder Sheila Lind
Public Works Director Clayton Nelson
Finance Director Clifford Grover
Treasurer Wendy Wilker

Excused Councilmember Douglas Clausen

Others Present: Gayle Brackner, Cindy Schaub, Rob Gines, Elaine Thatcher, Heather Lehnig, Jeff Jackson

The following motions were made during the meeting:

Motion #1

Councilmember Smith moved to "adopt the minutes of the July 11, 2017 Council Meeting and the evening's agenda." Councilmember Scott seconded the motion, which passed with Scott, Smith, and Wright in favor. No one opposed. Clausen was absent.

Motion #2

Councilmember Smith moved to "pay the bills as listed, including the bill to Rupps Trucking in the amount of \$193,489.70." Councilmember Scott seconded the motion, which passed with Scott, Smith, and Wright in favor. No one opposed. Clausen was absent.

Motion #3

Councilmember Scott moved to "have Dan Hogan's contractor continue on with the sidewalk, not to exceed \$7,500." Councilmember Smith seconded the motion which carried with Scott, Smith, Wilson and Wright in favor. No one opposed. Clausen 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, July 25, 2017. Councilmember Scott opened the meeting with a thought. Councilmember Wilson led the group in the Pledge of Allegiance.

48 Adoption of Previous Minutes and Agenda: Minutes of the July 11, 2017 Council Meeting,
49 were reviewed.

50 **Councilmember Smith moved to “adopt the minutes of the June 11, 2017 Council**
51 **Meeting and the evening’s agenda.” Councilmember Scott seconded the motion, which passed**
52 **with Scott, Smith, and Wright in favor. No one opposed. Clausen was absent.**

53 Pay Bills: The bills were presented and discussed. Mayor Brackner asked for the addition of
54 the bill for the 600 East Project in the amount of \$193,489.70. It was turned in today however, he
55 hasn’t been able to balance it with the bid. It’s coming in \$3,000 - \$4,000 more than it should have
56 been. Engineer Rasmussen has told him it will be okay to pay since the city is still holding a 5%
57 retainer until the project is finished. He won’t sign it until it’s been approved by Mr. Rasmussen.

58 **Councilmember Smith moved to “pay the bills as listed, including the bill to Rupp**
59 **Trucking in the amount of \$193, 489.70.” Councilmember Scott seconded the motion, which**
60 **passed with Scott, Smith, and Wright in favor. No one opposed. Clausen was absent.**

61 Finance Director Report: FD Grover pointed out the Financial Summary now represents the
62 2017-18 budget.

63 Purchase Requisition: PWD Nelson asked the Council to consider a request to replace the
64 chain link fence on the west side of the baseball field and install a mow strip under it. Custom Fence
65 has given a bid for replacing the fence and a few of the poles for \$1,662.00. He and Cameron Reed
66 can install the mow strip so the actual cost for it would be only for concrete. The cost for this and the
67 ADA picnic tables, discussed at the last meeting, will come to about \$3,500, which will be submitted
68 to the County for reimbursement from the RAPZ money that is available to the City. The Council
69 gave their advice and consent.

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

- 71 • The 600 East Road project is finished except a few minor things. It turned out very nice. He
72 explained a problem with the sidewalk corner on the southeast section of the 400 South 600
73 East intersection, which wasn’t engineered to match the other ADA corners. He asked if he
74 could get bids to have this fixed, which he feels is necessary for safety reasons.
- 75 • They have done some road maintenance on the Riverdale Road. While down there he noticed a
76 lot of low hanging tree branches. The garbage collectors are being affected by them. He’d like
77 to contact Logan City to see about sending a form letter they use, to residents asking them to
78 have their trees trimmed.
- 79 • Saddlerock Phase 2 has street lights on sight. They have installed the bases so it won’t be long
80 before the lights will be installed. Phase 1 will take longer since Dan Hogan still needs to run
81 the conduit.
- 82 • A preconstruction meeting will be scheduled for Phase 3.
- 83 • They have been working on re-landscaping the city entrance on 700 South since the water line
84 was installed last fall. They are also fixing up the bottom corner of Hillside Park where the
85 new bench has been installed.
- 86 • Mayor Brackner asked that the curb be painted red on the east side of 600 East since people are
87 parking there.

88 Administrative Report: Recorder Lind didn’t have anything to report.

89 Public Comment: There was none.

90 Continued Discussion with Ironwood Development Regarding Chugg Property: Jeff Jackson
91 once again displayed their plan. He informed they have presented it to Providence’s council and
92 planning commission. They didn’t say yay or nay. He still feels it is a fit for River Heights. Mayor
93 Brackner asked some questions in behalf of Councilmember Clausen, who was absent. He wondered
94 if three HOAs were really needed in the development and what would the city be responsible for. Mr.
95 Jackson explained there would be one master association and then each division would have their own

96 HOA, which would be more specific to their area. He discussed the city's potential participation. If
97 the city accepted the density he has shown, they could cover it. If city wants to lower the density, then
98 they may be unable to provide the amount of open space the city desires without their participation.
99 He is willing to negotiate. Mayor Brackner said Councilmember Clausen is in favor of the general
100 idea.

101 Mr. Jackson explained the only private roads would be the one in the active adult section and
102 the individual driveways through the townhomes. The rest would be maintained by the city.

103 Councilmember Wilson brought up some of her concerns, which include density, safety and
104 traffic. She figured the development would have about 463 cars. She worried about this many cars
105 going past the school and through the center of River Heights. She would like to see their irrigation
106 shares given to the city or used in the development as secondary water. Regarding density, she'd like
107 to see them get rid of the townhouses and add more parking and maybe a clubhouse. If they went with
108 the other plan (all single-family homes), she'd like all the lots to be zoned R-1-12. She would also like
109 to see more parks in the development, not just the trails.

110 Councilmember Wright asked how water shares would be incorporated in the plan. Mr.
111 Jackson wasn't sure, but would like to figure it out.

112 Councilmember Wilson asked how River Heights would benefit from this development.
113 Councilmember Wright answered that its good planning. Esthetically, along 1000 East, it will look
114 very nice. Councilmember Scott said property tax would benefit the city. Mr. Jackson said it provides
115 housing desirable for all age groups. He is in favor of a gathering area (clubhouse, swimming pool,
116 splash pad). The condos will be sold, not rented out. They will limit the number that can be rented by
117 the property owner, through a good HOA.

118 Mayor Brackner mentioned property taxes as a benefit. Councilmember Wilson asked if that
119 would outweigh the traffic problems. Councilmember Scott reminded that the property will be
120 developed in River Heights or Providence. If it goes to Providence there will be no benefit to River
121 Heights and no control. PWD Nelson pointed out that in 15-20 years the property taxes won't cover
122 the roads needing to be redone.

123 FD Grover asked if the present water system can handle this population increase. PWD Nelson
124 said, it can't handle it right now. He said we have a 1.5 million gallon storage capacity, which is the
125 amount we are pumping per day right now. If the large well went down, we wouldn't be able to
126 provide this amount of water with the two smaller wells. To add another 200 homes would make the
127 matter worse. This is the reason he has suggested developing the two smaller wells so they would be
128 able to put out the volume needed if the large well went down. Mayor Brackner pointed out, the
129 impact fees collected from the development would pay for upsizing the smaller wells.

130 Councilmember Wilson asked about the number of parking stalls and discussed the traffic. Mr.
131 Jackson pointed out the traffic coming and going will be sporadic during the day. Councilmember
132 Wright pointed out there will be outlets on 3 different roads.

133 Councilmember Smith was warming up to the idea but would like to see a smaller density.

134 Mayor Brackner asked for public input. Rob Gines said to do away with townhomes would be
135 a big mistake. He reminded the development will be going in no matter what. If River Heights would
136 like any control or benefits they need to pursue this development. He discussed the flow of traffic,
137 which will come through no matter what.

138 Elaine Thatcher expressed concern about water. She suggested encouraging the reduction of
139 water use in the landscaping covenants.

140 Commissioner Schaub stated she likes the plan. She sees it as a compliment that they want to
141 come to River Heights.

Heather Lehnig would like to see the secondary water going to the individual homes, not just to
the open areas. PWD Nelson informed that, while its true they have the irrigation shares, there is

144 currently no way to get it to this property. They would need to work through this. They have 35
145 shares.

146 Jeff Jackson said he is excited about the number of units and realizes this scares some people.
147 There are more opportunities for a good development with more units because it will cost less per unit
148 for the amenities and infrastructure. He needs this density for the amenities that have been discussed.
149 It's a give and take with the density. If density goes down, so do the amenities.

150 Councilmember Wright likes the general concept. He'd like to see the single family lots go to
151 at least R-1-8, and cut back on some of the townhomes.

152 Jeff Jackson said he is getting to the point that he needs to move on this project one way or
153 another. He suggested a public hearing before he starts the process to find out the public's opinion
154 before he does a lot of work and gets into the process. He's not interested in being derailed at that
155 point. He suggested a formal meeting (sponsored by the government body). It was decided that they
156 will hold a public hearing at the next council meeting, on August 8 from 7:00 – 8:00 pm. Mr. Jackson
157 isn't expecting a motion of approval after the public hearing. But, he will have a good feeling after the
158 meeting whether this project will be able to move forward in River Heights. He isn't interested in
159 going to Providence unless River Heights doesn't want it.

160 Councilmember Wilson asked for prices of the homes. Mr. Jackson said they will ask around
161 \$250,000 for the active adult area homes (\$1,500-2,400 square feet). They will shoot for \$185,000 on
162 the condos (1,700+ square feet).

163 Recorder Lind will put a flyer together and have it delivered to the homes in River Heights
164 informing of the upcoming public hearing.

165 Discuss Costs for Installing a Sidewalk on Portions of 1000 East: PWD Nelson had checked
166 with Dan Hogan about sidewalk costs if it was done along with his project. His guy can do it for
167 \$15/linear foot. If the city does all the prep work he will do it for \$5/foot. There is about 700 total
168 feet. It might cost about \$4,000 if the city preps or \$10,000-12,000 if the contractor does all the work.
169 The engineer's estimate came in at \$25/linear foot. Mr. Nelson suggested the city prepare as much as
170 possible.

171 Mayor Brackner asked if the city would need to get additional bids on this job. PWD Nelson
172 said Engineer Rasmussen assured that no one else will come close to the price of Mr. Hogan's. He
173 doubts there will be a contractor available in the timeframe needed and guesses additional bids won't
174 be required since it is coming off another project. The Council wanted to have it done at the same time
175 as Saddlerock's sidewalk.

176 **Councilmember Scott moved to "have Dan Hogan's contractor continue on with the side**
177 **walk, not to exceed \$7,500." Councilmember Smith seconded the motion which carried with**
178 **Scott, Smith, Wilson and Wright in favor. No one opposed. Clausen was absent.**

179 PWD Nelson recommended talking to each of the property owners. They decided to call a
180 meeting. Councilmember Wright felt Engineer Rasmussen should be involved to answer questions.
181 An onsite meeting was scheduled for next Wednesday, August 2, at 7:00 p.m. at the home of Heather
182 Lehnig.

183 Heather Lehnig asked if she would be responsible for paying for half. Mayor Brackner
184 explained if the homeowner initiates the sidewalk, they would pay for half and the city would pay for
185 the other half. If it is part of a city project, the city will cover the cost.

186 Mayor and Council Reports: Mayor Brackner reported on the following:

- 187 • The Logan River has washed out near the Linton home in Logan (directly below River Heights
188 Blvd). They can do a quick fix, or something else which will do away with the hazard. The
189 erosion is significant and could affect River Heights. They plan to close the irrigation ditch
190 completely. The city's commitment at this point is to provide help in planting trees and shrubs.
191 PWD Nelson said he walked it to get an idea of what the impact could be to River Heights. He

192 said there are some places that are straight down 8 feet. Most of the property is in the County.
193 River Heights wouldn't need to put any money into it, just give support and approval.

- 194 • He's had a couple citizens complain about the frequency of fireworks in the city because of the
195 noise and fire hazard. They suggested a ban on them except in the city park. He asked the
196 Council to think about it for a later discussion.
- 197 • Logan City has signed and returned the revised 911 Agreement, although page two was missing
198 (which included the changes). He has informed City Attorney Jenkins.
- 199 • He is still waiting for Attorney Jenkins and Logan's Attorney to come up with a wastewater
200 agreement both cities can agree on.
- 201 • He is waiting for the surveyor who worked on the 700 South sidewalk at the Anderson property
202 to meet with him, Craig Rasmussen, and Jon Jenkins. We are hoping to not pay for the
203 property.

204 Councilmember Wright reported the city has been approached by potential developers that
205 would like to develop the Ellis property, north of 500 South, in the Riverdale area. A number of years
206 ago River Heights and Logan worked together on a joint master plan of the area, regarding
207 transportation. That plan has been shifted because of how the Falls Apartments was constructed. In
208 addition, the feeling is that 200 East will be the long-term thoroughfare. Logan City would need to
209 purchase some property on the north side of the river to build a bridge. They volunteered to have their
210 engineering department look at some ideas and get back to River Heights. The two cities are interested
211 in being on the same page. They will meet with developers again at a later time. It's very preliminary
212 at this point. Councilmember Wright asked Logan what would trigger them to move forward to
213 acquire 6 properties and install a new bridge (at a cost of about 6 million). They said, as soon River
214 Heights tells them to, they will start the process.

215 Councilmember Wilson asked about the issues to service the Riverdale area. Mayor Brackner
216 agreed the city will need to get services there, which will be costly.

217 Councilmember Wright suggested master planning the Riverdale area again. If 200 East is
218 going to go through, it may be time. Mayor Brackner asked how to address the agreement not to
219 improve private roads in Riverdale when Riverdale was annexed into River Heights. It was unsure.

220 Councilmember Wright suggested revisiting how we encourage citizens to reduce water usage.
221 One thing he'd like to see is the reduction of setbacks in the front yards. He feels roads and yards are
222 too big. He plans to bring this up to the Planning Commission. Councilmember Smith stated that
223 because we live in a closed basin area, sending more water downstream isn't necessarily the best use,
224 although he agrees to conservation of culinary water.

225 Councilmember Wilson said a citizen called her a month ago and wondered if the city would
226 consider Friday movie nights in the park. Councilmember Smith reported the Youth Council did one
227 last month and had about 80 people attend. They showed a cartoon and the mayor collected money for
228 treats they sold. It was brought up that the city doesn't have a projector. Ms. Wilson said volunteers
229 would set it up. Maybe they will look into it in September when its cooler.

230 Councilmember Wilson said she loves Providence's flags on their round-about and wondered
231 where River Heights could do a flag display.

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

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James Brackner
James Brackner, Mayor

Sheila Lind, Recorder

River Heights City Bills To Be Paid

July 25, 2017

	Payee	Description	Admin.	P&Z	Parks/Rec	Pub. Safety	Com. Aff.	Roads	Water	Sewer	Total
1	Bear River Health Department	Water Coliform Testing							\$40.00		\$40.00
2	Cache Valley Publishing	Planning Mtg. Ad		\$32.36							\$32.36
3	Chyanne Lind	Office Cleaning	\$140.00								\$140.00
4	Roto Rooter	Soccer Portable Potty			\$100.00						\$100.00
5	Daines & Jenkins LLP.	Legal Admin & Sewer	\$170.00							\$360.00	\$530.00
6	Logan City	Water Consumption							\$716.52		\$716.52
7	Thurcon Inc.	Water issue 591 S. 400 E.							\$1,155.00		\$1,155.00
8	CNH Capital	2016 Back Hoe Tax Balance			\$1.40			\$2.79	\$1.40	\$1.40	\$6.99
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27	Cache Valley Publishing	Legal Notice	\$49.06								\$49.06
28	City of Logan	911, Garbage/Recycle, Sewer	\$11,835.05				← \$1,932.00			\$9,943.50	\$23,710.55
29	Comcast	Internet	\$21.97						\$21.96	\$21.96	\$65.89
30	Dominion Energy-Questar	Gas	\$17.37		\$10.13			\$3.05	\$28.20	\$3.05	\$61.80
31	Ferguson Enterprises, Inc.	Sprinkler & Repairs/700 South Landscaping			\$44.83			\$44.83	\$44.83	\$44.82	\$179.31
32	Kendrick Electric	LED Flag Pole			\$389.00						\$389.00
33	LeGrand Johnson	Water Leak Repairs Stewart Hill							\$836.00		\$836.00
34	Sheila Lind	Flowers	\$28.76								\$28.76
35	Thatcher Company, Inc.	Chlorine							\$2,968.57		\$2,968.57
36	Thomas Petroleum	Fuel for City Vehicles			\$42.69			\$42.73	\$42.73	\$42.73	\$170.88
37	USA Bluebook	Chlorine Residual Test Ket							\$283.00		\$283.00
38	Utah Local Government	Monthly Worker & Annual General Liab.	\$716.86		\$1,101.02			\$3,361.54	\$4,257.95	\$4,482.06	\$13,919.43
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	Page 1 SubTotals		\$12,979.07	\$32.36	\$1,689.07		\$1,932.00	\$3,454.94	\$10,396.16	\$14,899.52	\$45,383.12

13,489.70

River Heights City
 Financial Summary
 July 25, 2017

	<u>Cash Balance By Fund</u>		Net Change	% of Total
	06/30/17	07/25/17		
General Fund	391,328.88	410,855.65	19,526.77	30.46%
Capital Projects Fund	(59,194.17)	(64,094.17)	(4,900.00)	-4.75%
Water Fund	189,752.55	207,350.75	17,598.20	15.37%
Sewer Fund	784,263.41	794,735.66	10,472.25	58.92%
Total Cash Balance	<u>1,306,150.67</u>	<u>1,348,847.89</u>	<u>42,697.22</u>	100.00%

Budget Summary - June 30, 2017

	YTD Actual	Annual Budget	Unexpended Budget	% Of	
				Budget Incurred	% Of Time Incurred
General Fund					
Revenue	36,060.96	767,990.00	731,929.04	4.70%	6.85%
Expenditures					
Administrative	5,537.20	160,120.00	154,582.80	3.46%	6.85%
Office	513.62	14,975.00	14,461.38	3.43%	6.85%
Community Affairs	-	22,600.00	22,600.00	0.00%	6.85%
Planning & Zoning	(1,042.87)	7,100.00	8,142.87	-14.69%	6.85%
Public Safety	-	99,460.00	99,460.00	0.00%	6.85%
Roads	7,315.11	104,150.00	96,834.89	7.02%	6.85%
Parks & Recreation	4,287.76	80,846.00	76,558.24	5.30%	6.85%
Sanitation	44.85	144,000.00	143,955.15	0.03%	6.85%
Transfer To CP Fund	-	100,000.00	100,000.00		
Total Expenditures	<u>16,655.67</u>	<u>733,251.00</u>	<u>716,595.33</u>	2.27%	6.85%
Net Revenue Over Expenditures	<u>19,405.29</u>	<u>34,739.00</u>	<u>15,333.71</u>		
Capital Projects Fund					
Revenue	-	50.00	50.00		6.85%
Transfer From General Fund	-	375,000.00	375,000.00		
Expenditures					
Administrative	4,900.00	35,000.00	30,100.00		6.85%
Parks & Recreation	-	-	-		6.85%
Roads	-	420,000.00	420,000.00		6.85%
Electricity	-	4,162.74	4,162.74		6.85%
Total Expenditures	<u>4,900.00</u>	<u>459,162.74</u>	<u>454,262.74</u>		6.85%
Net Revenue Over Expenditures	<u>(4,900.00)</u>	<u>(84,112.74)</u>	<u>(79,212.74)</u>		
Water Fund					
Revenue	12,837.00	332,480.00	319,643.00	3.86%	6.85%
Expenditures	<u>7,889.05</u>	<u>241,305.00</u>	<u>233,415.95</u>	3.27%	6.85%
Net Revenue Over Expenditures	<u>4,947.95</u>	<u>91,175.00</u>	<u>86,227.05</u>		
Sewer Fund					
Revenue	10,353.00	231,300.00	220,947.00	4.48%	6.85%
Expenditures	<u>5,651.30</u>	<u>259,411.00</u>	<u>253,759.70</u>	2.18%	6.85%
Net Revenue Over Expenditures	<u>4,701.70</u>	<u>(28,111.00)</u>	<u>(32,812.70)</u>		