

# River Heights City

---

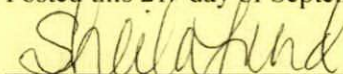
## COUNCIL MEETING AGENDA

**Tuesday, September 26, 2017**

Notice is hereby given that the River Heights City Council will hold its regular council meeting beginning at 5:30 p.m. in the River Heights City Office Building at 520 S 500 E.

- 5:30 p.m. Opening Remarks (Clausen) and Pledge of Allegiance (Wilson)
- 5:35 p.m. Meeting with Riverdale Residents to Discuss the Riverdale Road Use
- 6:00 p.m. Adoption of Previous Minutes and Agenda  
Pay Bills  
Finance Director Report  
Purchase Requisitions  
Public Works Report  
Administrative Report  
Public Comment
- 6:20 p.m. Discuss Changing Planning Commission Meetings to Thursdays
- 6:25 p.m. Correct Wording of Resolution #5-2017, A Resolution to Raiser Sewer Rates
- 6:30 p.m. Mayor and Council Reports
- 6:35 p.m. Adjourn

Posted this 21<sup>st</sup> day of September 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

September 26, 2017

3  
4  
5  
6  
7  
8 Present: Mayor James Brackner  
9 Council members: Doug Clausen  
10 Robert "K" Scott  
11 Geoff Smith  
12 Dixie Wilson  
13 Blake Wright  
14  
15 Recorder Sheila Lind  
16 Public Works Director Clayton Nelson  
17 Finance Director Clifford Grover  
18 Treasurer Wendy Wilker  
19

20 Others Present: See attached roll  
21  
22

23 The following motions were made during the meeting:

24  
25 Motion #1

26 Councilmember Clausen moved to "adopt the minutes of the September 12, 2017 Council  
27 Meeting and the evening's agenda." Councilmember Scott seconded the motion, which passed with  
28 Clausen, Scott, Smith, Wilson and Wright in favor. No one opposed.  
29

30 Motion #2

31 Councilmember Scott moved to "pay the bills as listed." Councilmember Clausen seconded the  
32 motion, which passed with Clausen, Scott, Smith, Wilson and Wright in favor. No one opposed.  
33

34 Motion #3

35 Councilmember Wright moved to "move planning commission meetings from the 1<sup>st</sup> and 3<sup>rd</sup>  
36 Wednesdays to the 1<sup>st</sup> and 3<sup>rd</sup> Thursdays of each month. Councilmember Wilson seconded the motion,  
37 which carried with Clausen, Scott, Smith, Wilson and Wright in favor. No one opposed.  
38

39 Motion #4

40 Councilmember Clausen moved to "re-adopt Resolution #5-2017, A Resolution to Raise Sewer  
41 Rates, with the corrected wording." Councilmember Scott seconded the motion, which carried with  
42 Clausen, Scott, Smith, Wilson and Wright in favor. No one opposed.  
43  
44  
45

Proceedings of the Meeting:

The River Heights City Council met at 5:30 p.m. in the Ervin R. Crosbie Council Chambers in the River Heights City Building on Tuesday, September 26, 2017. Councilmember Clausen opened the meeting with a thought. Councilmember Wilson led the group in the Pledge of Allegiance.

Meeting with Riverdale Residents to Discuss the Riverdale Road Use: Mayor Brackner explained, a resident of the Riverdale area met with him about closing the road due to high traffic, which led to a discussion with the city attorney to find out if the road is public or private. Following the meeting Mr. Brackner asked Attorney Jenkins to meet with the residents to explain and answer questions concerning the road.

Attorney Jenkins explained when the mayor met with him it raised some questions. The background is the area in Riverdale is changing and residents wonder what they can do about it. One idea was to close the road to public traffic. Mr. Jenkins informed the road is actually a public road which belongs to River Heights City. At the time the area was annexed to River Heights it was platted, which is evidence that it's a public road. Back in the 1980s the Utah Courts were asked when a private road becomes public? Judge Dallin Oaks ruled a private road becomes public after its been accessed by the public for 10 years. Therefore, Riverdale Avenue is a public road. Another question that came up was, "How wide is a private road?" The courts decided 30 feet was sufficient (wide enough for passage). It's possible the road could be vacated. But, he doubts the city will do this because whoever uses the road can object. The city can regulate the road by placing signage to bring speed down. No trespassing signs can be posted by residents. The Sheriff can be asked to step up enforcement.

Mr. Jenkins opened the meeting for questions from the residents. Mary Barrus thanked PWD Nelson for his efforts on filling in the potholes when requested. She asked if the city could trim the hawthorn trees to prevent them from scratching cars. She said the road was gated in her lifetime and it was very inconvenient. She would be against anything that would cause the road to be gated. It hurts her heart to give up the privacy they have enjoyed for years because of all the development that's going on down there. She'd like a fence next to the new apartments so people know whether they are in Logan or River Heights.

Mike Jablonski was also appreciative of the road upkeep. He said they get a lot of pedestrian traffic all year, which they don't mind at all. The road is one rod wide, which is about 16 feet. If the road becomes 30 feet someday, it should come from properties on the south side. Mayor Brackner informed the new development has dedicated 25 feet to River Heights for a future road. Mr. Jablonski and his wife manage their property for open space. They have rehabilitated their part of the river bank and are working on restoring it to its natural state. They are getting help through Logan City and the Natural Resources Conservation Service. They have talked about getting a conservation easement on their part of the river but would need an entity to hold the easement. He informed that some of the road fill brought in has contained noxious weeds but it hasn't been a big problem.

Tim Poulsen asked if Logan's new development will have a fence to the north. He thinks there will be over a thousand people living there. PWD Nelson remembers there should be a fence. Jason Thompson said Wasatch was approved for 100 units. The fence was proposed at the Logan City meeting, but was shot down by some residents in Riverdale. Logan City's approval was for landscaping, not a fence. He is trying to remove the emotion of this situation and think rationally. Bob and Rod Ellis have both agreed to donate their time to put a barbed wire fence on the lane. Putting up a fence would be the least they can do to regulate how many people are coming on the lane. If we want a fence it's up to residents and River Heights City. Mr. Thompson said this is a unique situation that is not similar to anything else in River Heights. Some of the facts are: 1) They get a tremendous

amount of people who should not be there blocking the road and getting on private property. 2) Vehicles parking in the area and at the top of the hill, probably fishing on private property. 3) There are a number of people on foot. He suggested certain signage which would scare people from coming down there. He knows some people think that they are arguing that they are unique. He said it's the situation that is unique. If it's a public road, he wants the trees trimmed, the potholes filled and maintained. He'd like a clear understanding.

Tim Poulson said they need to find out exactly where the roadway is and get the elm trees out of the road. He asked who paid for the fallen tree a few months ago. There are dead trees all up and down in. Who will get them removed? The road is closing into a tunnel. The signs have disappeared. He is tired of constant dust and the speed of cars. He said get a speed bump.

Mayor Brackner said the city's big problem is knowing what the residents want.

PWD Nelson said the trees are not the city's responsibility. They can trim them without permission if they are over the road, but they belong to the property owners.

Jason Thompson admitted he has let his trees grow into the road to slow the UPS truck. He said the residents all need to come together, even though they won't all agree. He suggested getting a survey done to see where the road actually is and get some signage put up. He is concerned about how many tenants will be trespassing in six months when the apartments are lived in. Attorney Jenkins cautioned they can't use street signs that suggest people are not allowed in the area. Mr. Thompson asked what could be put on the fence to keep people out. Mr. Jenkins answered they could post a sign stating, "stay off the fence," but you can't keep people off a public road.

Tim Poulson said they can't limit the traffic flow so deal with it. Do they want a bumpy dusty road? "NO!" Attorney Jenkins informed, the condition of the road will invite or not invite traffic.

Diane Rhoton suggested they could have a neighborhood meeting to discuss the road and a fence and then bring their decision to the City Council. Attorney Jenkins said the city has a process for putting fences in. Ms. Rhoton is concerned the speed of traffic could cause the death of a child. She has saved the lives of two children since she has lived there. Teenagers do their joy rides down there. She is concerned about keeping Logan on their own side to protect the children; a cement wall or whatever it takes.

Janet Matthews is concerned about the corner she lives on. UPS is the worst at not slowing down. Tim Poulson suggested a sign saying "one lane traffic."

Diane Rhoton asked if they could have speed bumps. PWD Nelson pointed out there are already speed bumps (the potholes). The smoother it is the more traffic there will be. The residents need to decide what they want.

Tim Poulson asked what signage would be appropriate. PWD Nelson answered, speed limit signs. Jason Thompson would like a "local traffic only" sign. His attorney said this is not inappropriate for a public road. He'd also like a "rough road" sign and a lower speed limit, as well as "no trespassing" posted on private properties. Attorney Jenkins said "local traffic only" is not enforceable, although he doesn't have heartburn over using this sign. Mr. Thompson says it gives the residents a leg to stand on when talking to people who don't have a reason to be in their neighborhood. He pointed out a lot of their concerns is confronting the future traffic. What can they do in order to be on the offensive, be prepared and be on the same page? They will be the ones calling the Sheriffs Office. He also stated residents can issue citations by testifying in court. He would also push for a 'memo of understanding' for the fact that this is a public road. He'd like to see documentation.

Mayor Brackner stated this meeting is to try to get the citizens to let the city know their desires for the road. He suggested the residents meet and come to the city with specific requests.

138 Tim Poulsen said the 400 East entrance corner is so tight, it would be nice to only access by 100  
139 East due to safety.

140 Bob Ellis explained the original plan with Wasatch for the new apartments was to have a fence  
141 all around. The Logan Planning Commission decided on landscape. They are however, planning a  
142 fence on the east side next to the Ellis property. They will have an access on the west side for  
143 emergencies only. He has asked Wasatch if they can put up a fence all around. They have said to do  
144 so, they will have to go back through the process again with Logan.

145 Bob Ellis discussed the lateral ditch along 500 South. It's the property owners' responsibility  
146 to maintain the ditch so this may fall to River Heights. PWD Nelson said it's also up to the users of  
147 the water.

148 Janet Matthews informed, a lot of people take their dogs off the leash down there. She was told  
149 there is a leash law and they can be ticketed.

150 Mayor Brackner thanked the residents for their input and excused them to go downstairs to  
151 discuss what it is they want to approach the city about.

152 The Riverdale Residents took leave of the meeting at 6:30.

153 Adoption of Previous Minutes and Agenda: Minutes of the September 12, 2017 Council  
154 Meeting, were reviewed.

155 **Councilmember Clausen moved to "adopt the minutes of the September 12, 2017**  
156 **Council Meeting and the evening's agenda." Councilmember Scott seconded the motion, which**  
157 **passed with Clausen, Scott, Smith, Wilson and Wright in favor. No one opposed.**

158 Pay Bills: The bills were presented and discussed. Councilmember Clausen exclaimed there is  
159 still a major problem with the amount Logan is billing for sewer treatment. He is beside himself over  
160 it. Mayor Brackner echoed Mr. Clausen. Councilmember Wright asked how much a meter would cost  
161 for River Heights to meter it along with Logan. PWD Nelson didn't know. Councilmember Scott  
162 suggested asking Logan to provide billing history. Mr. Nelson informed, other cities' bills have also  
163 gone way up. Logan City is saying it's due to infiltration of groundwater. He thinks this is the wrong  
164 time of year for groundwater to increase the bill. He has requested, and Logan has said they will  
165 provide, reports to show a timeframe history of flow. He requested this information two weeks ago.  
166 He guesses their meters are correct and we won't be getting out of it. Mr. Clausen pointed out, if it  
167 continues to be this high, sewer rates will need to be raised by another \$10. FD Grover suggested a  
168 \$20,000 meter may be worth it to the city.

169 **Councilmember Scott moved to "pay the bills as listed." Councilmember Clausen**  
170 **seconded the motion, which passed with Clausen, Scott, Smith, Wilson and Wright in favor. No**  
171 **one opposed.**

172 Finance Director Report: FD Grover explained the period represented on his report is for about  
173 12 days. For the most part we are tracking on budget. The bulk of the increase has come from the  
174 water fund. The general fund has spent more than its taken in, but we aren't to the end of the month  
175 yet. He suggested looking back at the previous month. The water fund is healthy. The sewer fund is  
176 marginal.

177 Purchase Requisition: There were none.

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

- 179 • Saddlerock Phase 3 has curb and gutter. He hasn't heard a date on asphalt. Some of the  
180 sidewalk is installed on 1000 East. The next time the contractor is on the project he will talk to  
181 him about doing the city's portion for the same cost.
- 182 • The River Heights Blvd water leak has been fixed. He informed the line is in rough shape. In a  
183 short time it's going to need to be replaced. It's a one-inch line, which feeds three homes on

the end of a line. He suggested stepping up to an 8-inch with a future plan to have it tie into 600 East someday. Councilmember Clausen asked for this to be on the next agenda for discussion. Mr. Nelson observed the project may not need to go out for bid since it will only be the cost of servicing three homes. He will check with Engineer Rasmussen to see what would be involved so they can get a cost estimate. He will let Mr. Clausen know what he finds out.

Administrative Report: Recorder Lind informed, the city's current impound fee for a dog that's been picked up is \$10. Cache County Animal Control Officer Floyd Powell has encouraged raising it. Other cities charge \$30 or more. Councilmember Scott suggested raising it to \$35. The Council agreed to raise the fee and have it on the next agenda.

Public Comment: There was none.

Discuss Changing Planning Commission Meetings to Thursdays: Councilmember Wright discussed the scheduling conflict he is experiencing, as well as other Commissioners, which has led to a desire to move their meeting night from Wednesday to Thursday. The time would stay at 7:00 p.m. The Council agreed.

**Councilmember Wright moved to “move planning commission meetings from the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays to the 1<sup>st</sup> and 3<sup>rd</sup> Thursdays of each month. Councilmember Wilson seconded the motion, which carried with Clausen, Scott, Smith, Wilson and Wright in favor. No one opposed.**

Correct Wording of Resolution #5-2017, A Resolution to Raise Sewer Rates: Mayor Brackner explained the wording they adopted on July 11, 2017 sounds erroneous in the following: “Whereas, the increased rate that Logan will charge . . .” He would like it to state: “Whereas, the rate increase that Logan will charge . . .”

**Councilmember Clausen moved to “re-adopt Resolution #5-2017, A Resolution to Raise Sewer Rates, with the corrected wording.” Councilmember Scott seconded the motion, which carried with Clausen, Scott, Smith, Wilson and Wright in favor. No one opposed.**

Mayor and Council Reports: Councilmember Wilson informed that she has heard Brian Anderson is living in the basement of his duplex, which is illegal. Mayor Brackner was aware of this and asked for direction. Councilmember Wright explained if the offense is something in the land use code the zoning administrator can address it. A letter can be written by himself or the mayor, depending on the nature of issue. Ms. Wilson suggested it should be in writing with a deadline to vacate. Mr. Wright suggested the mayor write a letter. If needs be, the attorney can be involved. Mayor Brackner suggested he give a 30-day notice to vacate. If that isn't effective then have the attorney write a letter before getting the sheriff involved.

Councilmember Wilson suggested a dustless speed on the Riverdale Rd. She said there are portable speed bumps that are effective. They can be moved in the winter. PWD Nelson got the idea there are still a lot of residents who don't want anything done to the road. Councilmember Smith suggested doing a radar count to get an idea of how many cars actually use the road. Mr. Nelson said Providence has one they might loan us. He will look into it.

Councilmember Clausen discussed his groundwater concerns for the Chugg property. He has discussed it with Engineer Rasmussen and drew a diagram of what he learned concerning how the drainage system will be set up. He is still unsure if it will work and felt a need to check with other cities that have this system to see how it's been working for them. He handed out a list of questions he has, including: Who will own this system after its installed? Will it require an HOA if the city doesn't take ownership? Should the city require sump pumps?

PWD Nelson also has concerns with the proposed system. When groundwater comes up, it comes up everywhere. Sometimes the only way to get rid of it is to pump it out. Over time, different

230 utility companies cut through the lines, not knowing what they are for, and not fixing them, which will  
231 cause the system to not function properly.

232 Councilmember Wright feels their intention is to treat it like a sewer system. They would have  
233 ownership until it goes into the street, then it will go to the city's responsibility. They are planning to  
234 have basements. PWD Nelson said there is more groundwater in this area than in areas where the city  
235 hasn't allowed basements. He feels the city shouldn't allow basements.

236 Discussion was held on if the city's insurance would cover flooding. Mayor Brackner said the  
237 city has never taken this on in the past. Councilmember Clausen reminded some residents threatened  
238 to sue the city during the flooding earlier this year. PWD Nelson reminded our Zoning Clearance  
239 Permit states the city doesn't recommend basements anywhere. He also noted he has not seen  
240 Ironwood address stormwater on any of their plans.

241 Discussion was held on if the citizens could get flood insurance. Councilmember Wright  
242 informed that some time ago the city adopted FEMA's Flood Damage Prevention Ordinance in an  
243 effort to comply with a specific ordinance which would allow our citizens to get flood insurance.

244 Councilmember Clausen suggested visiting other communities to see how the drainage system  
245 works.

246 Councilmember Wright explained he is in a dilemma since the Planning Commission may or  
247 may not be privy to these types of concerns. He wasn't sure how to circumvent this with our process.  
248 He is fine with delaying things to make the right decision. He has emailed Engineer Rasmussen for his  
249 opinion on the groundwater system, who responded he is fine with it. Mr. Wright will bring it up with  
250 the Planning Commission.


251 Councilmember Clausen was willing to take an assignment to look into the answers to his  
252 questions. PWD Nelson reminded again that the city still doesn't recommend any basements. Mr.  
253 Clausen offered to attend Planning Commission Meeting with some recommendations. He will contact  
254 Jeff Jackson to find out what other cities we can check with.

255 Mayor Brackner asked the Council to be aware of the verbiage on the Riverdale (Willow  
256 Springs) plat. The direction Attorney Jenkins gave this evening was in compliance with this wording.

257 Mayor Brackner presented a 'What If' analysis he has figured, in regards to possible revenue  
258 from the Ironwood development. Engineer Rasmussen has said if they choose to use their water shares  
259 for outside watering the city's impact fees are too high. PWD Nelson pointed out they shouldn't get a  
260 discount and be able to keep their shares. The city needs to find out how many connections they plan  
261 to have for each four plex.

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

263  
264  
265  
266  
267  
268

  
James Brackner, Mayor

  
Sheila Lind, Recorder

Please print your name on the roll.

Jon Jenking

Dianne Rhoton

Michael Jablonick

Mary Barrus

Jay /

Joan Humpherys

Boyd Humpherys

Bob Ellis

Howard Demars

Tim Paulson

Shellie Giddings

Katherine Ruggieri

Jason Thompson

Janet Mathew

Gayle Brackner

Elaine Thatcher

Morgan Davidson



**RIVERDALE ROAD USE MEETING  
TO BE HELD AT THE RIVER HEIGHTS CITY OFFICE BUILDING, 520 SOUTH 500 EAST  
ON TUESDAY SEPTEMBER 26, 2017 AT 5:30 P.M.**

When Riverdale was annexed into River Heights City, certain conditions were imposed on the private property holders concerning city maintenance and development of the area. Because subsequent questions have arisen about what, if any, restrictions or limitations can be placed on the public access of the road in the Riverdale area, River Heights City is conducting a public hearing for all Riverdale residents and other interested parties.

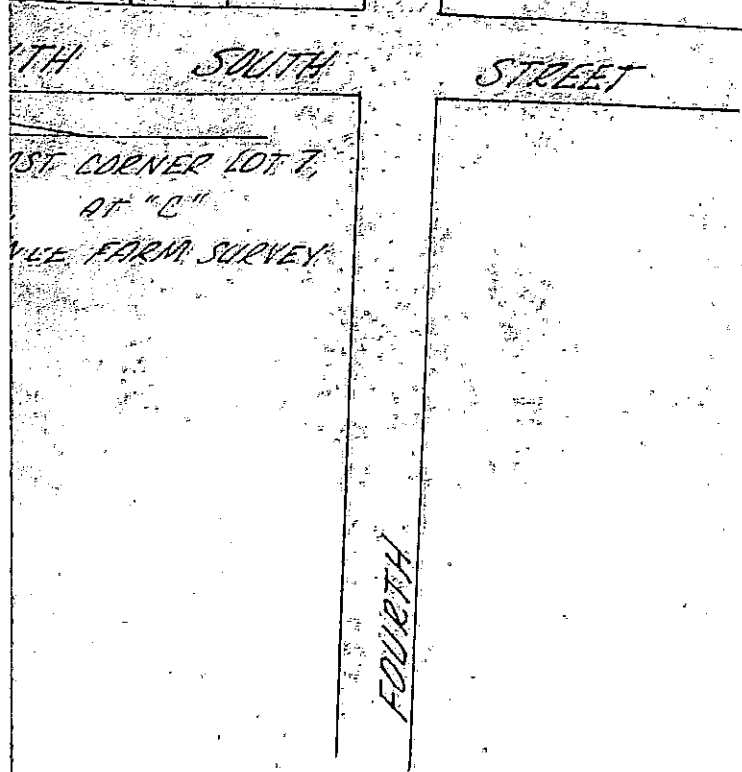
Present will be the Mayor, the River Heights City Council, and the River Heights City Attorney.

This issue is important because some citizens may believe the road is a private road and/or can be closed or otherwise managed by the citizens of Riverdale. Others have raised concerns about speed limits, parking along side of the road, policing of the area, and/or trespass on private property.

This hearing will be an opportunity for citizens to provide their input on these matters. Questions may be raised about other development restrictions. The City will also explain what options and/or limitations presently exist in terms of regulating traffic, or enforcing use of the road.

I encourage all residents of the Riverdale area and other interested citizens to attend.

James Brackner  
Mayor  
River Heights City



*Robert*  
*Dean*  
*Henry*  
*Joseph*  
*Barclay*  
*James W.*  
*John*  
*Sam*

LIMITING STIPULATIONS

THE PROPERTY DESCRIBED ON THIS PLAT IS ANNEXED ON THE EXPRESS CONDITION THAT ALL WATER AND SEWER LINE INSTALLATIONS, EXTENSIONS AND CONNECTIONS AND ALL CURB, GUTTER, SIDEWALK AND STREET INSTALLATION, EXTENSIONS AND IMPROVEMENTS REQUESTED IN THE AREA DESCRIBED IN THIS PLAT SHALL BE MADE AT THE SOLE COST OF THE PARTIES REQUESTING THE SAME AND WITHOUT COST OR OBLIGATION ON THE PART OF RIVER HEIGHTS CITY TO INSTALL OR PAY FOR SAID ENUMERATED INSTALLATIONS, EXTENSIONS AND IMPROVEMENTS.

A  
 ST  
 CC  
 TH  
 M  
 OW  
 TH  
 MY

AGREEMENT

ON 1976, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ BEING BY ME DULY SWORN DID SAY THAT she IS/ARE THE RESPECTIVELY OF Olsen & Davis Const. Co. Inc. AND THAT \_\_\_\_\_ ALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF Kenneth O'Sone

CI,  
 WE,  
 DES  
 PLA  
 COR  
 ORD  
 COE  
 R  
 MAY

River Heights City Bills To Be Paid

September 26, 2017

	Payee	Description	Admin.	P&Z	Parks/Rec	Pub. Safety	Com. Aff.	Roads	Water	Sewer	Total
1	Bennett's Paint	Paint Red for No Parking						\$113.13			\$113.13
2	Bright Stripes & Sweeping, LLC	Cross Walk Painting						\$275.00			\$275.00
3	City of Logan	Garbage, Recycle, Sewer, 911	\$11,863.55			\$1,935.00				\$19,279.40	\$33,077.95
4	Comcast	Business Internet	\$15.30						\$15.30	\$15.29	\$45.89
5	Dominion Energy	Gas	\$10.88		\$10.36			\$3.27	\$28.84	\$3.26	\$56.61
6	Edge Orthodontics	Carter Nelson-Clayten Dependent			\$375.00			\$375.00	\$375.00	\$375.00	\$1,500.00
7	Heather Lehnig	Apple Days Fun Run					\$222.96				\$222.96
8	Les Olson Company	Scanner Issues Docuware /Negotiated Bal	\$450.00								\$450.00
9	Logan City	Water Consumption							\$715.84		\$715.84
10	Peggy Smith	Apple Days Parade Prizes					\$106.17				\$106.17
11	South Fork Hardware	Welcome to River Heights Sign Supplies						\$13.95			\$13.95
12	The Clean Spot	Park Restroom Cleaning Supplies			\$86.42						\$86.42
13	Thomas Petroleum	Fuel for City Vehicles			\$61.24			\$61.24	\$61.24	\$61.24	\$244.96
14	Utah Local Government Trust	Monthly Workers Comp	\$17.29		\$26.55			\$81.07	\$102.68	\$108.09	\$335.68
15	West Motor Company	Vehicle Maintenance						\$14.57	\$14.58	\$14.58	\$43.73
16											
17											
18											
19											
20											
21											
22											
23											
24	<b>September Visa</b>										
25	Adobe	Office Adobe	\$15.98								\$15.98
26	Amazon	Mail Box Flag	\$14.95								\$14.95
27	Goggle	Office Gmail	\$41.66								\$41.66
28	Nextiva	Office Phones & Fax	\$129.61								\$129.61
29	Crash Plan	Office Cloud	\$9.99								\$9.99
30	Utah Municipal	Recorder Dues	\$100.00								\$100.00
31											
32											
33											
34											
35											
36											
37											
38											
39											
40											
41											
42											
43											
44											
45											
46											
<b>Page 1 SubTotals</b>			<b>\$12,669.21</b>		<b>\$559.57</b>	<b>\$1,935.00</b>	<b>\$329.13</b>	<b>\$937.23</b>	<b>\$1,313.48</b>	<b>\$19,856.86</b>	<b>\$37,600.48</b>

Page 1 Total Amount to be \$37,600.48

River Heights City  
 Financial Summary  
 September 26, 2017

**Cash Balance By Fund**

	<b>08/31/17</b>	<b>09/26/17</b>	<b>Net Change</b>	<b>% of Total</b>
General Fund	455,443.21	452,122.64	(3,320.57)	36.75%
Capital Projects Fund	(261,445.17)	(261,990.17)	(545.00)	-21.29%
Water Fund	245,730.02	253,076.48	7,346.46	20.57%
Sewer Fund	786,525.78	787,097.93	572.15	63.98%
<b>Total Cash Balance</b>	<b><u>1,226,253.84</u></b>	<b><u>1,230,306.88</u></b>	<b><u>4,053.04</u></b>	100.00%

**Budget Summary - June 30, 2017**

		<b>YTD Actual</b>	<b>Annual Budget</b>	<b>Unexpended Budget</b>	<b>% Of Budget Incurred</b>	<b>% Of Time Incurred</b>
<b>General Fund</b>						
Revenue		156,448.22	767,990.00	611,541.78	20.37%	24.11%
Expenditures						
	Administrative	18,726.20	160,120.00	141,393.80	11.70%	24.11%
	Office	3,552.73	14,975.00	11,422.27	23.72%	24.11%
	Community Affairs	7,376.07	22,600.00	15,223.93	32.64%	24.11%
	Planning & Zoning	721.39	7,100.00	6,378.61	10.16%	24.11%
	Public Safety	4,817.06	99,460.00	94,642.94	4.84%	24.11%
	Roads	18,509.96	104,150.00	85,640.04	17.77%	24.11%
	Parks & Recreation	19,304.22	80,846.00	61,541.78	23.88%	24.11%
	Sanitation	23,821.11	144,000.00	120,178.89	16.54%	24.11%
	Transfer To CP Fund	-	100,000.00	100,000.00		
Total Expenditures		<u>96,828.74</u>	<u>733,251.00</u>	<u>636,422.26</u>	13.21%	24.11%
<b>Net Revenue Over Expenditures</b>		<b><u>59,619.48</u></b>	<b><u>34,739.00</u></b>	<b><u>(24,880.48)</u></b>		
<b>Capital Projects Fund</b>						
Revenue		130.95	50.00	(80.95)		24.11%
Transfer From General Fund		-	375,000.00	375,000.00		
Expenditures						
	Administrative	4,900.00	35,000.00	30,100.00		24.11%
	Parks & Recreation	-	-	-		24.11%
	Roads	4,537.25	420,000.00	415,462.75		24.11%
	Electricity	-	4,162.74	4,162.74		24.11%
Total Expenditures		<u>9,437.25</u>	<u>459,162.74</u>	<u>449,725.49</u>		24.11%
<b>Net Revenue Over Expenditures</b>		<b><u>(9,306.30)</u></b>	<b><u>(84,112.74)</u></b>	<b><u>(74,806.44)</u></b>		
<b>Water Fund</b>						
Revenue		104,804.42	332,480.00	227,675.58	31.52%	24.11%
Expenditures		<u>43,158.31</u>	<u>241,305.00</u>	<u>198,146.69</u>	17.89%	24.11%
<b>Net Revenue Over Expenditures</b>		<b><u>61,646.11</u></b>	<b><u>91,175.00</u></b>	<b><u>29,528.89</u></b>		
<b>Sewer Fund</b>						
Revenue		54,717.31	231,300.00	176,582.69	23.66%	24.11%
Expenditures		<u>48,466.50</u>	<u>259,411.00</u>	<u>210,944.50</u>	18.68%	24.11%
<b>Net Revenue Over Expenditures</b>		<b><u>6,250.81</u></b>	<b><u>(28,111.00)</u></b>	<b><u>(34,361.81)</u></b>		

RESOLUTION NO. 5-2017

**A RESOLUTION TO RAISE SEWER RATES**

WHEREAS, Logan City has contracted with River Heights City to process River Heights City wastewater; and

WHEREAS, Logan City is required by EPA standards to upgrade its wastewater treatment facilities at a cost of \$116 million; and

WHEREAS, River Heights City intends to agree to a rate increase to Logan City to share the cost of treating River Heights City wastewater; and

WHEREAS, the **rate increase** that Logan will charge to River Heights City is approximately \$10.10 per connection; **(new wording)**

THEREFORE, the River Heights City Council voted to raise the River Heights City monthly sewer rate from \$19.05 to \$29.15.

The revised Sewer Rate Schedule is hereby adopted on July 11, 2017 and shall be in effect as of July 1, 2017.

---

James Brackner, Mayor

ATTEST:

---

Sheila Lind, Recorder

RESOLUTION NO. 5-2017

**A RESOLUTION TO RAISE SEWER RATES**

WHEREAS, Logan City has contracted with River Heights City to process River Heights City wastewater; and

WHEREAS, Logan City is required by EPA standards to upgrade its wastewater treatment facilities at a cost of \$116 million; and

WHEREAS, River Heights City intends to agree to a rate increase to Logan City to share the cost of treating River Heights City wastewater; and

WHEREAS, the **increased rate** that Logan will charge to River Heights City is approximately \$10.10 per connection; (**erroneous wording**)

THEREFORE, the River Heights City Council voted to raise the River Heights City monthly sewer rate from \$19.05 to \$29.15.

The revised Sewer Rate Schedule is hereby adopted on July 11, 2017 and shall be in effect as of July 1, 2017.

\_\_\_\_\_  
James Brackner, Mayor

ATTEST:

\_\_\_\_\_  
Sheila Lind, Recorder

**CHUGG PROPERTY-IRONWOOD CONSTRUCTION (VISIONARY HOMES) DEVELOPMENT**

**WHAT-IF ANALYSIS--AS OF 25 SEPTEMBER 2017**

**Impact & Connection Fees**

	Amount Per Lot	Single Family Lots 108	Mixed Use Lots 206	Mixed Use Lots 193	Mixed Use Lots 174
<b>Impact fees:</b>					
Parks and Rec	\$ 903	\$ 97,524	\$ 186,018	\$ 174,279	\$ 157,122
Roadways	\$ 350	\$ 37,800	\$ 72,100	\$ 67,550	\$ 60,900
Water-1" connection	\$ 2,779	\$ 300,132	\$ 572,474	\$ 536,347	\$ 483,546
Sewer connection	\$ 2,251	\$ 243,108	\$ 463,706	\$ 434,443	\$ 391,674
<b>Total Impact Fees</b>	<b>\$ 6,283</b>	<b>\$ 678,564</b>	<b>\$ 1,294,298</b>	<b>\$ 1,212,619</b>	<b>\$ 1,093,242</b>
<b>Water Connection Fee</b>	<b>\$ 1,500</b>	<b>\$ 162,000</b>	<b>\$ 309,000</b>	<b>\$ 289,500</b>	<b>\$ 261,000</b>
<b>Sewer Inspection Fee</b>	<b>\$ 1,200</b>	<b>\$ 129,600</b>	<b>\$ 247,200</b>	<b>\$ 231,600</b>	<b>\$ 208,800</b>
<b>Storm Water Inspection</b>	<b>\$ 100</b>	<b>\$ 10,800</b>	<b>\$ 20,600</b>	<b>\$ 19,300</b>	<b>\$ 17,400</b>
<b>Total Other Fees</b>	<b>\$ 2,800</b>	<b>\$ 302,400</b>	<b>\$ 576,800</b>	<b>\$ 540,400</b>	<b>\$ 487,200</b>
<b>Total Impact &amp; Other Fees</b>	<b>\$ 9,083</b>	<b>\$ 980,964</b>	<b>\$ 1,871,098</b>	<b>\$ 1,753,019</b>	<b>\$ 1,580,442</b>

**Property Tax**

<b>Estimated Sales Price:</b>					
Single Family (\$350,000 X 108)		\$ 37,800,000			
Single Family (\$ 315,000 X 47 or 70 or 56)			\$ 14,805,000	\$ 22,050,000	\$ 17,640,000
Active Adults (\$260,000 X 43 or 38 or 52)			\$ 11,180,000	\$ 9,880,000	\$ 13,520,000
Town Homes (\$220,000 X 116 or 85 or 66)			\$ 25,520,000	\$ 18,700,000	\$ 14,520,000
<b>Total Estimated Sales Value</b>		<b>\$ 37,800,000</b>	<b>\$ 51,505,000</b>	<b>\$ 50,630,000</b>	<b>\$ 45,680,000</b>
<b>Assessed Value at 55%</b>		<b>\$ 20,790,000</b>	<b>\$ 28,327,750</b>	<b>\$ 27,846,500</b>	<b>\$ 25,124,000</b>
<b>Estimated Annual Property Tax at .1102%</b>		<b>\$ 22,911</b>	<b>\$ 31,217</b>	<b>\$ 30,687</b>	<b>\$ 27,687</b>

**Estimated Cost to be Incurred**

<b>ONE-TIME COST</b>	<b>One-Time</b>	<b>Annual</b>
Upgrade two wells at \$140,000 each	\$280,000	
New mower for park	\$8,000	
<b>ANNUAL COST</b>		
Additional part-time helper		\$10,000
Snow removal materials (best guess average)		\$5,000
Equipment maintenance (best guess average)		\$5,000
Maintain Splash-Pad (best guess average)		\$5,000
<b>Totals</b>	<b>\$288,000</b>	<b>\$25,000</b>

## Ironwood Development/ Considerations As Concerns The Water Drainage System

We should visit and get feedback from other developments where this has been installed.

Who will own it and what part? Will it require an HOA for everyone?

Sump Pumps

Does the City insurance cover this?

Can the home owners get flood insurance?

Can our current sewage line inspection equipment also inspect the water drainage system ?