

River Heights City

COUNCIL MEETING AGENDA

Tuesday, August 4, 2020

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

The meeting will be held through Zoom, as well as in person. Public will be admitted on site, up to 20 people in the council room. Masks are required. Those not in attendance who wish to provide comment on any of the agenda items can do so by email to office@riverheights.org (by noon on the date of the meeting).

Adoption of Previous Minutes and Agenda

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

Public Comment

Adopt a Resolution to Update Fees

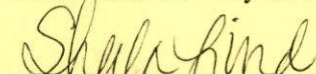
Discuss Old Church Proposal

Discuss New Shop and Possible Locations

Adjourn

To connect to the live Zoom meeting dial: 1 669 900 6833, Meeting ID: 844 1812 9898
Password: 028046

Posted this 30th day of July 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

August 4, 2020

3
4
5
6
7
8 Present: Mayor Todd Rasmussen
9 Council members: Doug Clausen
10 Sharlie Gallup
11 Chris Milbank
12 Elaine Thatcher
13 Blake Wright
14
15 Recorder Sheila Lind
16 Public Works Director Clayton Nelson
17 Finance Director Cliff Grover, electronic
18 Treasurer Wendy Wilker
19
20 Others Present: See roll
21
22

The following motions were made during the meeting:

24
25 Motion #1

26 Councilmember Thatcher moved to “adopt the minutes of the council meeting of July 21, 2020
27 and the evening’s agenda.” Councilmember Clausen seconded the motion, which passed with Clausen,
28 Gallup, Milbank, Thatcher, and Wright in favor. No one opposed.
29

30 Motion #2

31 Councilmember Thatcher moved to “pay the bills as listed.” Councilmember Clausen
32 seconded the motion, which passed with Clausen, Gallup, Milbank, Thatcher and Wright in favor. No
33 one opposed.
34

35 Motion #3

36 Councilmember Wright moved to “adopt Resolution 5-2020, A Resolution to Update Fees.”
37 Councilmember Thatcher seconded the motion, which carried with Clausen, Gallup, Milbank,
38 Thatcher and Wright in favor. No one opposed.
39

40 Motion #4

41 Councilmember Clausen moved to “reject the proposal that was offered to the city.”
42 Councilmember Milbank seconded the motion, which passed with Clausen, Gallup, Milbank, Thatcher
43 and Wright in favor. No one opposed.
44

Proceedings of the Meeting:

The River Heights City Council started their meeting at 6:35 p.m. in the Ervin R. Crosbie Council Chambers in the River Heights City Building on Tuesday, August 4, 2020 for their regular council meeting which was broadcast through Zoom.

Mayor Rasmussen led in the Pledge of Allegiance.

Adoption of Previous Minutes and Agenda: Minutes for the July 21, 2020 meeting were reviewed.

Councilmember Thatcher moved to “adopt the minutes of the council meeting of July 21, 2020 and the evening’s agenda.” Councilmember Clausen 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

- 600 South road construction has started. Concrete was done today. Tomorrow through Friday the road will be closed from 600 E to 1000 E.
- Sewer cleaning and videoing of the line is complete. For the most, the system looks very good. There is very little infiltration. There is one spot where the pipe is sagging on River Heights Boulevard. They plan to replace that section of pipe.
- Seal coat is in the process now. Roads being done this year are: 525 East, Phases 1 and 3 of Saddlerock, the newly repaved 400 S, and the entrance to Lamplighter. All residents affected have been notified. Dan Hogan will be billed for Phase 3.
- Crosswalk painting will be done soon.
- Sewer installation on the JP Minor Subdivision is scheduled within two weeks. He suggested setting up a meeting with the two residents who will be tying into the line before the work begins. Mayor Rasmussen asked Mr. Nelson to set something up with the residents, the mayor, Councilmember Clausen, the engineer (if available) and himself.

Finance Director Grover

- They are shooting for the middle of August to have all the financial statements ready for the auditor.

Treasurer Wilker

- She presented and answered questions regarding the list of bills to be paid.

Councilmember Thatcher moved to “pay the bills as listed.” Councilmember Clausen seconded the motion, which passed with Clausen, Gallup, Milbank, Thatcher and Wright in favor. No one opposed.

Councilmembers Thatcher, Gallup and Wright and mayor Rasmussen didn’t have anything.

Councilmember Milbank

- He walked the irrigation line trail with the Cache County trails person. Further development of the trail is still on hold.

Councilmember Clausen

- He has been in contact with an insurance company which offers residents protection on damages caused by water and sewer lines. Mayor Rasmussen reminded of last year’s sewer

break at the Thunell's home, which wasn't covered under their homeowners or the city's insurance. The city could make residents aware of the additional insurance options, which would cover incidences like that. Mr. Clausen would like this to be a discussion at the next meeting.

Recorder Lind

- She discussed the council's assignments for Apple Days.

Mayor Rasmussen didn't have anything.

Public Comment: Diane Rhoton handed out copies of and discussed an email she had previously sent to the council members. She expressed concern with having apartments, and thought allowing them would open the door for more apartments. She has seen overdevelopment happen in many places she has lived. She would like it stopped before it starts. She informed about a meth lab near where her sister-in-law lives. She doesn't want there to be more problems. She hoped and prayed that the council would listen to their citizens.

Cindy Schaub thanked public works for painting the curbs red for no parking by Ryan's Place Park.

Troy Wakefield hoped the council recognized there were multiple ideas from citizens to be addressed concerning the Old Church. He hoped they would agree to allow other proposals and more citizen input.

Christian Mansfield praised PWD Nelson for the amazing job he did managing the 400 South Road Project.

Mary Poppleton stated she had lived in River Heights for many years. She and her mother didn't support apartments. She also hoped other proposals would be addressed.

Beth Price said the building has lost its uniqueness. She asked the council to think of long term effects and envision what type of development they want adjacent to the park in the city center.

Adopt a Resolution to Update Fees: Recorder Lind explained the addition of a Conditional Use Permit fee and the deletion of the second offence water reconnect fee.

Councilmember Wright moved to "adopt Resolution 5-2020, A Resolution to Update Fees." Councilmember Thatcher seconded the motion, which carried with Clausen, Gallup, Milbank, Thatcher and Wright in favor. No one opposed.

Discuss Old Church Proposal: Mayor Rasmussen briefly discussed what he had seen and discussed with each council member. He has realized the decision is much larger than a quick resolution warrants. He suggested rejecting Tony Johnson's proposal and gathering more ideas. He and Councilmember Wright walked around the property and discussed the possibility of removing the new part of the building and restoring the old part, which would allow the city to sell two lots. He had done a lot of reflecting and guessed they may find a solution that has more benefits for the future. He expressed appreciation to those from the community who contacted him and gave their opinions.

Councilmember Gallup would like to take a step back and look at other options. She didn't feel Mr. Johnson's proposal would benefit the city in the long run. She informed that she made a pros and cons list and only had one pro on her list.

Councilmember Wright agreed with the idea of rejecting the apartment proposal. He thought the use was becoming more important than saving the structure. He suggested the long-term impact of the use should weigh heavier than saving the building. With further discussion, the council may come up with something on their own. He appreciated comments from all the citizens who contacted him.

139 Most of what he heard was to not have apartments, however, there were some who were supportive of
140 them.

141 Councilmember Clausen was also in favor of rejecting Mr. Johnson's proposal. He reiterated
142 that the city had done a great job of letting citizens know they were having discussions about the
143 building. They have been talking about it for the last 4 years. He asked citizens to stay informed on
144 the progressing issues. He discussed the financial end of a decision. The council is very aware of how
145 much things cost and are very careful with the city's money. He pointed out that the city doesn't have
146 unlimited funds for projects. He also appreciated public comments but wished they had been given
147 sooner.

148 Councilmember Milbank thanked all those who contacted him with their thoughts. His opinion
149 was that the building is an asset until it's a liability. He asked what prompted the city to start having
150 Old Church discussions. He was told the Utah Festival Opera Company has not kept up on their end of
151 the agreement to use the building. He agreed they should step back and have more discussion.

152 Councilmember Thatcher wanted to see the older part of the building saved. She understood
153 the reasons for not wanting apartments and especially not a daycare. She appreciated the new ideas
154 from citizens.

155 Mayor Rasmussen suggested they could reject the proposal and continue discussions. He
156 expressed appreciation to City Attorney Jon Jenkins for drafting the RFP in a broad sense which has
157 allowed them to regroup.

158 Councilmember Clausen moved to "reject the proposal that was offered to the city."
159 Councilmember Milbank seconded the motion, which passed with Clausen, Gallup, Milbank, Thatcher
160 and Wright in favor. No one opposed.

161 Mayor Rasmussen would let Tony Johnson know his offer had been rejected. He asked for
162 more community input if there were ideas on what to do with the building.

163 Discuss New Shop and Possible Locations: Councilmember Clausen asked to have this topic
164 put off for a while due to the rejection of the Old Church proposal. They discussed how soon they
165 need to spend the impact fees, which are planned to go towards a shop. Councilmember Clausen
166 thought they had until 2022.

167 PWD Nelson asked them to keep a couple thoughts in mind for the shop: There are things they
168 need to keep, which wouldn't look good in the center of town, such as piles of dirt and road base to
169 have on hand. He felt they should consider enough space for all future equipment.

170 Councilmember Wright wanted to discuss the Stewart Hill Park design sometime. A newer
171 concept has been drafted, which they need to review and then decide what the council wants to do
172 next. He'd like to get everyone on the same page. The first step will need to be infrastructure. He will
173 post the concepts (new and older) on the Drive. Mayor Rasmussen suggested making plans on August
174 18. Mr. Wright suggested they could go after RAPZ money next year if they can come to some kind of
175 a decision.

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

177

178

179




Sheila Lind, Recorder

180

181

182



Todd A. Rasmussen, Mayor

Please print your name on the roll.

Jenalee Nelson-Pehrson
Leslie Howell

Maggi Rutledge
Gretta Simmons

Rebecca Paulsen

Andrea Bullen

Brian Anderson

Ruth Ann Nelson

Mike Nelson

Jessica Tenny

Ben Tenny

Bessie Wakefield

Troy Wakefield

Thomas Scullod

Mary E. Pappas

Marilyn Blauer

Chelsi Kautchner

Crystal Zimmerman

Dianne Rhoton

Dennis Rhoton

Dorrie Barnes

Elizabeth Price
CHRISTINE ROBERTS

Heather Lehnig

River Heights City Bills To Be Paid

July 28, 2020

	Payee	Description	Admin.	P&Z	Parks/Rec	Pub. Safety	Com. Aff.	Roads	Water	Sewer	Total
1	Ferguson	JUNE 2020 \$ new meters							\$11,468.00		\$11,468.00
2	Utah Testing & Engineering	400 South						\$345.80			\$345.80
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15		JULY 2020 \$									
16	Cache County Corporation	Law & Animal (6 Months)				\$9,144.50					\$9,144.50
17	Century Equipment	Mower Blade			\$171.99						\$171.99
18	City of Logan	Garbage, 911, Sewer	\$13,768.38			\$2,022.00				\$17,393.00	\$33,183.38
19	Comcast	Monthly Internet	\$28.24						\$28.23	\$28.22	\$84.69
20	Dominion Energy	Gas	\$9.96		\$11.47			\$4.37	\$68.45	\$4.37	\$98.62
21	Ferguson	Water Materials							\$37.91		\$37.91
22	Logan City	Water Consumption							\$478.42		\$478.42
23	Patrick Kelly	Utility Deposit Refund							\$21.25		\$21.25
24	Sprinkler Supply Co.,	Sprinkler Repairs & Grounds Maint.			\$105.23						\$105.23
25	Thomas Petroleum	Fuel Charges			\$40.35			\$40.34	\$40.34	\$40.34	\$161.37
26											
27											
28											
29											
30											
31											
32											
33											
34											
35											
36											
37											
38											
39											
40											
41											
42											
43											
44											
45											
46											
	Page 1 SubTotals		\$13,806.58		\$329.04	\$11,166.50		\$390.51	\$12,142.60	\$17,465.93	\$55,301.16

Page 1 Total Amount to be \$55,301.16

Resolution No. 5-2020
A RESOLUTION TO UPDATE FEES

BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF RIVER HEIGHTS, UTAH THAT: The revised fee schedule is hereby adopted and shall be in effect as of October 22, 2019.

ZONING CLEARANCE PERMIT

DECK	50.00
COVERING (deck/patio/porch)	35.00
SHED: Fee per building	
Under 50 square feet no ZCP required	N/C
Up to 110 square feet	35.00
Up to 150 square feet	75.00
Over 150 square feet	100.00
GARAGE (Building used to store vehicles)	130.00
CARPORTS (temporary and permanent)	50.00
ADDITION TO HOUSE	150.00
HOUSE	200.00
COMMERCIAL BUILDING	200.00
SIGNS (FLAT, SUBDIVISION, WALL, ETC)	35.00
SOLAR PANELS	35.00
CONDITIONAL USE PERMIT	100.00
FLAG LOT	150.00
MINOR SUBDIVISION	
Sketch Plan	200.00
Final Plat	400.00
SUBDIVISION/PUD	
Sketch Plan (all Developments)	200.00
Preliminary Plat (Ten lots and under)	1,500.00
Final Plat	500.00
Preliminary Plat (Eleven lots and over)	3,000.00
Final Plat	800.00
COMMERCIAL/COMMERCIAL PARKING LOT DEVELOPMENT	
Preliminary Layout and Design Review	200.00
Final Layout Submittal	400.00
SEAL COAT (subdivision/commercial) 2018	\$0.54/sq ft
Includes joint seal and preparation	
PETITION FOR ANNEXATION	850.00 plus costs
PETITION FOR ZONE CHANGE	300.00 plus costs
PETITION FOR BOUNDARY CHANGE	150.00 plus costs
APPLICATION TO APPEALS AUTHORITY	150.00 plus costs
RIGHT-OF-WAY EXCAVATION PERMIT	650.00 (600 is refundable)
WATER HOOK-UP	1,500.00
SEWER HOOK-UP	
Improved	1,200.00
Unimproved	1,700.00

STORMWATER	100.00
UTILITY FEES	
Deposit	100.00
Late fee	1.5%/mo (18% annual)
Shut Off Notice Delivery	20.00
Reconnect Water (M-F, 9am-4pm)	25.00
Reconnect Water (after 1st time, due to unpaid utility payment)	50.00
Additional Reconnect After Hours	25.00
BUSINESS LICENSE FEES	
Commercial (less than 10,000 sqft)	150.00
Commercial (10,000 sqft or more)	250.00
Home Occupation (if impact on neighborhood)	50.00
Renew	40.00
Home Occupation (fire inspection required)	80.00
Renew	60.00
Late fee (after January 31)	30.00
Solicitor (original applicant)	50.00
Additional applicants	25.00
TEMPORARY USE FEE	25.00
DOG FEES (No card fees charged)	
License	
Spayed/Neutered	15.00
Otherwise	25.00
Late (per month after Feb 28)	10.00
Kennel License	25.00
Impound	35.00
RENTALS (No card fees charged)	
City Building (residents only) – first 5 hours	100.00
Additional hours	25.00/hr
Pavilion – resident	25.00
Pavilion – non-resident	50.00
Deposit	50.00
Inflatable Use in Parks	50.00
BOUNCED CHECK	up to \$30.00

UPDATED, PASSED and EFFECTIVE THIS 4TH DAY OF AUGUST 2020, BY THE RIVER HEIGHTS MUNICIPAL COUNCIL, STATE OF UTAH.

Todd A Rasmussen, Mayor

ATTEST:

Sheila Lind, Recorder



Doug Clausen <dougclausen@riverheights.org>

Water line insurance

2 messages

Doug Clausen <dougclausen@riverheights.org>
To: Natalie.Westphal@homeserveusa.com

Tue, Aug 4, 2020 at 1:01 PM

Natalie please provide more information on your service/insurance. How much will it cost the homeowner? Do you provide sewer coverage too ?

Thanks, Doug Clausen
River Heights City

Natalie Westphal <Natalie.Westphal@homeserveusa.com>
To: Doug Clausen <dougclausen@riverheights.org>

Tue, Aug 4, 2020 at 1:18 PM

Hello Doug,

Thank you for reaching out to me. Absolutely! I have attached a document that further explains our program as well as included some links below. The price for homeowners to enroll depends on a few things. But the range for external water line is between \$5.75-\$6.75 /month, external sewer line \$7.75/ month, in home plumbing is \$9.99/ month. The homeowners can pick and choose and do not have to get all 3.

What we do is partner with communities in order to make our voluntary program available to your residents. And, we provide residents with protection on their external water lines, external sewer lines, as well as in-home plumbing. We provide these services with a complete turnkey approach for the city. Basically, we handle all aspects of the program; the marketing, billing, claims, and customer service. There is absolutely no cost for the city if you would choose to participate, and the city would receive an incremental revenue stream for their participation.

One of the things most cities find to be beneficial about our program is that it helps to raise Awareness. When a resident has a break or an issue with their water or sewer line their first call is to the city. The city then goes out only to find that the break is on the resident's line and there is nothing that the city can do to help. **We like to think of our program kind of as a Free Public Awareness Campaign for the city.** We would send a letter out to all of your residents, and the beginning of the letter is educational. It lets your residents know which portion of the lines are actually their responsibility, and that the city has partnered with us to make this voluntary program available to them.

Also, our program really can provide some Peace of Mind to your residents. For a few dollars a month they can choose to transfer the risk of these lines on to us. Once they're enrolled, if they do have an issue, all they have to do is give us a call, 24 hours a day, 7 days a week, 365 days of the year, and we'll dispatch a local licensed plumber to make the repair.

Our website

National League of Cities Endorsement

What city officials, contractors, and homeowners say about our program (video)

Please let me know if you have any further questions or would like to set up a brief phone call to discuss this information.
Thank you!

Natalie Westphal
Business Development Specialist

T: 412-216-4362
Natalie.Westphal@homeserveusa.com_
www.servicelinepartner.com



From: Doug Clausen <dougclausen@riverheights.org>
Sent: Tuesday, August 4, 2020 3:01 PM
To: Natalie Westphal <Natalie.Westphal@homeserveusa.com>
Subject: [EXTERNAL] water line insurance

Caution: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Natalie please provide more information on your service/insurance. How much will it cost the homeowner? Do you provide sewer coverage too ?

Thanks, Doug Clausen



Sheila Lind <office@riverheights.org>

Old Church RFP

1 message

Todd Rasmussen <toddrasmussen@riverheights.org>

Wed, Jul 29, 2020 at 11:11 AM

To: Blake Wright <blakewright@riverheights.org>, Sharlie Gallup <sharliegallup@riverheights.org>, Doug Clausen <dougclausen@riverheights.org>, Elaine Thatcher <elainethatcher@riverheights.org>, Chris Milbank <chrismilbank@riverheights.org>, Sheila Lind <office@riverheights.org>

Good morning,

After discussing this situation with our attorney, the following information will be pertinent to the direction you decide to go on the RFP from Tony.

1-The language he wrote into the RFP gives us a lot of latitude to accept, reject, or even open back up for proposals.
2-Rejecting Tony's proposal should only be done if the council feels that there are other options that have not been brought to the table, not to "see" if there are other proposals. Example, if we feel that someone has a proposal that might be good for the city, we should reject and open the RFP back up. If we just want to see what other options there are, our attorney does not feel it would be prudent to reject the proposal we have.

Having said that, we know we have one other verbal proposal from Troy Wakefield for single family dwellings. This could be good for the city and the neighborhood. The zoning is already appropriate and there is little risk to the city. I personally think that is a good reason to reject Tony's offer and open it back up for proposals for maybe 30 days. Tony could resubmit his proposal as is and we would have anyone else with a different proposal submit as well. I am not suggesting that we go that direction, only to point out that it is a valid and attractive option for that property.

We have also talked about buying property for a new shop and this may also be an attractive site for a shop, material, and green waste. Would it be possible to tear down the newer part of the church and leave the old portion? Could we raise some of the building and repurpose other parts for shop use and storage?

I think it is worth our time to consider all of the options one more time.

We would not want to open up the proposal if we felt someone was "springboarding" on Tony's proposal of apartments as this would give someone an unfair advantage. I don't think I heard any proposals for something similar to Tony's, so that shouldn't be an issue. Of course any rejection and reopening will be done closely with legal counsel so we maintain our integrity and options.

I have this as an agenda item for Tuesday and I would like to have a vote on rejecting Tony's proposal and opening up the RFP to the public again or vote to move forward with a contract. I do not want to vote to accept the RFP, only to move forward with drafting the contract. We will officially accept the RFP and simultaneously approve the contract if you decide to move that direction.

If you would like to discuss further, please let me know and we can meet or discuss outside of this email.

I will be giving this a lot of thought and prayer. Please join me in your own way to find and come to a solution that is the right one.

Thanks,

Todd

--

Todd Rasmussen
Mayor, River Heights



To River Heights City Council Members.

We have lived in RH for 23 yrs. and have enjoyed the peaceful community for these many years.

The proposal of Tony Johnson to construct 8 apartments in the red brick church would definitely not be an asset to our community. There is over development in all of Cache Valley- especially with apartment complexes.

Several years ago in the triplex in RH a SWAT team arrested those involved in a METH LAB. Ask any policeman and they will tell you that the majority of their calls and problems come from apartment complexes.

A personal friend of mine just found out she rented an apartment that formally had been a METH LAB. She wondered what the weird smell was when she moved in. She asked the manager many times about the weird smell - he finally told her the truth. She has since moved to a new location.

We want RH to continue to be a city that will always be a peaceful community. We know the council members will listen and hear what the citizens of RH desire for our city.

Sincerely,

Dianne and Dennis Rhoton