

# River Heights City

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## COUNCIL MEETING AGENDA

**Tuesday, April 20, 2021**

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. Those wishing to provide comment on any of the agenda items or other topics can do so by email to [office@riverheights.org](mailto: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

Introduction of Star Deputy Blaine Ibey

Discuss and Approve Water Connection for County Residents (Zollinger Development and Rod Rounds)

Discuss Future of the Old Church

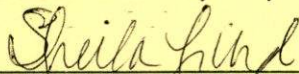
Discuss New Shop Location

2021-22 Budget Discussion

Adjourn

To join the Zoom meeting: <https://us02web.zoom.us/j/83998214549>  
Dial: 1 346 248 7799, Meeting ID: 839 9821 4549

Posted this 16<sup>th</sup> day of April 2021



Sheila Lind, Recorder

Attachments for this meeting and previous meeting minutes can be found on the State's Public Notice Website ([pmn.utah.gov](http://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

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## Council Meeting

April 20, 2021

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7 Present: Mayor Todd Rasmussen  
8 Council members: Doug Clausen  
9 Sharlie Gallup  
10 Nancy Huntly  
11 Chris Milbank  
12 Blake Wright  
13  
14 Recorder Sheila Lind  
15 Public Works Director Clayton Nelson  
16 Finance Director Cliff Grover  
17 Treasurer Wendy Wilker, electronic  
18  
19 Others Present: Noel Cooley  
20  
21 Present Electronically: Cindy Schaub, Vern Fielding, Steve Thunell, Heather Lehnig,  
22 Dallas Torgersen, Jason Thompson and son  
23

24 The following motions were made during the meeting:  
25

### 26 Motion #1

27 Councilmember Milbank moved to “adopt the minutes of the council meeting of April 6, 2021  
28 and the evening’s agenda.” Councilmember Huntly seconded the motion, which passed with Clausen,  
29 Gallup, Huntly, Milbank, and Wright in favor. No one opposed.  
30

### 31 Motion #2

32 Councilmember Clausen moved to “pay the bills as listed.” Councilmember Huntly seconded the  
33 motion, which passed with Clausen, Gallup, Huntly, Milbank, and Wright in favor. No one opposed.  
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### 35 Proceedings of the Meeting: 36

37  
38 The River Heights City Council met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers in the  
39 River Heights City Building on Tuesday, April 20, 2021 for their regular council meeting.  
40 Adoption of Previous Minutes and Agenda: Minutes for the April 6, 2021 meeting were reviewed.

41 **Councilmember Milbank moved to “adopt the minutes of the council meeting of April 6, 2021  
42 and the evening’s agenda.” Councilmember Huntly seconded the motion, which passed with Clausen,  
43 Gallup, Huntly, Milbank, and Wright in favor. No one opposed.**

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

45 FD Grover

- 46 • He’d like to have all the budgets turned in by Friday. After Treasurer Wilker makes the  
47 adjustments, they will email the full tentative budget so all can see the impact on cash. He has

48 created a spreadsheet to track capital projects along the way. They will start plugging things in  
49 during this budget process. It will be a multi-fiscal year list which will carry over each year. They  
50 can move the projects around, depending on the economy, etc. He will work with the mayor on  
51 getting the list filled out and then email it to the council members.

- 52 • He discussed the Financial Summary, which was current up to March 31. For the most part, the  
53 budgets are tracking well. The water revenue budget is falling behind. The current fiscal year is  
54 75% over.
- 55 • Councilmember Milbank asked where Bio West bill would come out of. Mr. Grover said it will be  
56 included with the project.

57 Treasurer Wilker

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

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

62 PWD Nelson

- 63 • They will turn the water on in the parks soon and make sure all the sprinklers work.
- 64 • The dumpsters have been getting used. Commissioner Milbank asked if the sign from the green  
65 waste bid can be reinstalled; it’s laying on the ground. Mr. Nelson will ask Logan City, since it’s  
66 their sign.
- 67 • Mayor Rasmussen asked about some leaning trees in the park. Mr. Nelson acknowledged them  
68 and said they seem to get worse each year. He plans to get some of the trees trimmed.
- 69 • Commissioner Milbank said he and David Thunell are trying to figure out a date for a community  
70 tree planting presentation, which will fulfill one of the requirements for being a Tree City USA.  
71 They discussed who had been listed as the city arborist. Councilmember Wright will check on it.
- 72 • They are working on sweeping the streets, while the dumpsters are available.

73 Councilmember Milbank

- 74 • He discussed the contract with BioWest for the new park design. Councilmember Wright will  
75 review it in the next couple days to see if there are issues he wants to bring up.
- 76 • He thanked Councilmember Gallup and the Ambassadors for spreading bark and raking gravel the  
77 past two Saturdays.
- 78 • He has talked to the Lions Club about the disrepair of the pavilion fireplace. They really want to  
79 keep it and will discuss if they have the money to repair it.

80 Councilmember Huntly and Clausen didn’t have anything.

81 Recorder Lind

- 82 • Ms. Lind discussed the new electronic equipment and explained how the microphones work. They  
83 plan to start using the new video recording system as soon as they don’t need to social distance.
- 84 • Councilmember Milbank brought up a discussion on Ranked Choice Voting and explained how it  
85 worked. Ms. Lind will find out more about it and get back to everyone so the council can decide if  
86 they want to be part of the trial voting system this year.

87 Public Comment: Jason Thompson explained that he lives in the Riverdale area. He felt  
88 frustration after attending the last planning commission meeting. He wanted to assist the city by offering  
89 to get a petition signed by River Heights residents on how they felt about development. He mentioned a  
90 previous petition concerning higher density in the Riverdale area. He would be glad to head up a petition  
91 that would find out citizen input on the zoning standard in the Riverdale area.

92 Mayor Rasmussen said petitions are hard, because they are usually presented in a biased way and  
93 people can feel pressured to sign. He would like to know what citizens really want and not what they are  
94 swayed to sign. Mr. Thompson was willing to work with the city on putting together a fair question. He

95 would want to give an objective view. He and his neighbors would be willing to help get residential  
96 opinions. He was disgruntled with the Commission after their meeting by the comments they made.  
97 Mayor Rasmussen expressed gratitude to the commissioners and thought it was a good balance for them  
98 to have diverse opinions. He felt it encourages them to consider more avenues and do more research.  
99 Councilmember Wright explained that the Commission is still in the middle of the process. When it plays  
100 out, it will be a majority vote. Mr. Wright agreed with the mayor about petitions being pointed to one  
101 way or another. He personally won't take much stock in them. He would want to know what all those  
102 who didn't sign it thought, but that's not possible. He will listen closely at commission and council  
103 meetings and review emails and other comments received. Councilmember Huntly said they are hearing  
104 from a lot of people, which she appreciates and regards more than a petition.

105 Mr. Thompson said he realizes that some of his neighbors have been very unreasonable about the  
106 issues, however, he felt he is probably the most reasonable of them. Mayor Rasmussen reviewed, a  
107 petition wasn't the favor of the council but Mr. Thompson could do one if he wanted.

108 Commissioner Cooley said if a petition is put out, the issue of open space, trails and preservation  
109 of the river should be addressed.

110 Vern Fielding said the Demars and Ellis families own the largest portions. In past meetings, it was  
111 brought up, "how much do the sellers need to feel it's fair?" He said the sellers have always said they just  
112 want fair market value. He pointed out that the General Plan has shown a higher density for the last 12  
113 years.

114 Introduction of Star Deputy Blaine Ibey: The deputy wasn't in attendance.

115 Discuss and Approve Water Connection for County Residents (Zollinger Development and Rod  
116 Rounds): Mayor Rasmussen has talked with Attorney Jenkins, who said the council would need to vote on  
117 it. The Zollingers and Rod Rounds have petitioned the city for water connections. They would need to  
118 pay the same connection fees and user fees as River Heights residents. The Rounds property is east of the  
119 school. Councilmember Wright asked why the Rounds don't annex to River Heights. He was unsure why  
120 the city would allow them water if they were not willing to annex.

121 Mayor Rasmussen said Dallas Torgersen sent an official request for the Zollinger property to  
122 receive water from River Heights. Mr. Torgersen informed that the cost of subdivision development  
123 would be more than they could afford if they annexed to River Heights. He mentioned the distance of the  
124 sewer connection. PWD Nelson said septic would be an option since they are farther than 300 feet to the  
125 city sewer line. Mr. Torgersen said if they are in the county they could have individual water lines run to  
126 each property, rather than needing to bring an 8" line and hydrant, as required by the city. Another issue  
127 is roads, which would be a considerable cost difference.

128 The Zollingers propose to pay all the costs for their water connection from River Heights to their  
129 homes. He discussed their plan for a water connection point at 600 South 1000 East. They would run one  
130 1" line to the area and then split the line off to the three homes and have three separate meters. PWD  
131 Nelson wasn't sure a one-inch line would be large enough to service three homes and it would leave the  
132 city responsible for the lines up to the meters. He felt the meters needed to be at the connection to the  
133 water main.

134 Mr. Torgersen hadn't thought about three lines with meters by the connection. He doubted this  
135 would be a burden for them, however, he preferred a two-inch line to the lots and then install three  
136 meters but felt they could flexible. They just need to know if the city is willing to provide them water.

137 Councilmember Huntly remembered the city attorney advised against providing water if the  
138 homes stayed in the county. Mayor Rasmussen remembered that conversation had to do with a hydrant.  
139 Councilmember Clausen would like an agreement that would only allow three homes to connect, no  
140 more. Mr. Torgersen agreed to this. Ms. Huntly felt counsel should review a contract before a letter is  
141 sent to the county granting permission.

142 PWD Nelson brought up Jason Thompson's situation. His line runs 200 feet from the connection  
143 to his house. Because the line isn't very deep. There was some kind of agreement with the original  
144 homeowners. Since they moved, it's ended up that now the city is responsible for the line.

145 Mayor Rasmussen proposed an approval letter be sent to the county with the understanding that  
146 a contract will be made later. Zollingers can accept the contract or not. PWD Nelson reminded they will  
147 need to cut across 1000 East since the water is on the west side of the road.

148 Dallas Torgersen said they are trying to apply for development with the county within the first  
149 couple weeks of May.

150 PWD Nelson said they would need to run about 600 feet of pipe for the water line. He suggested  
151 they turn in a plan that could be reviewed by the city engineer to make sure it adhered to city standards.  
152 Mr. Torgersen agreed his plan could go to the city engineer, but he didn't think the council needed to  
153 approve the plan. Mayor Rasmussen asked him to share what he had. He will draft a letter to have  
154 before the council at their next meeting.

155 Mayor Rasmussen will check with Rod Rounds to see why he doesn't consider annexing to River  
156 Heights.

157 Discuss New Shop Location: Councilmember Clausen felt the new shop could be located in the  
158 current shop location, but felt it was a bad time to get bids because of the cost of materials at this time.  
159 He would like to leave the new shop as a capital project but bring it up next spring. Mayor Rasmussen  
160 suggested an agreed location. Mr. Clausen suggested adding a one or two bay shop next to the current  
161 shop in the same location and use the parking lot south of the tennis courts for staging.

162 Councilmember Wright suggested, tearing down the existing shop and replacing it with a three or  
163 four bay shop would look nicer. PWD Nelson reminded, at the time changes are made, they will need to  
164 meet current code (addition of a restroom, eye wash station). Mr. Nelson felt the addition of only one or  
165 two bays will require another addition in the future.

166 Councilmember Gallup agreed not to spend money on property for a shop.

167 Discuss Future of the Old Church: Mayor Rasmussen said he met with a faith-based group who is  
168 interested relocating to the Old Church. They have a lot of people with different skills and would like to  
169 give service to the community, such as painting, cleaning, roofing, etc. They want to purchase the Old  
170 Church property, remodel the building and turn it into a community center for their group and the  
171 community. They would stand all the costs and manage it. They would like zoning permission to have  
172 one person live in the building as a manager.

173 Councilmember Huntly said the group would like the city to provide them with a template of what  
174 the city would like from them. They are prepared to make an offer, so the city needs to understand the  
175 value of the property by getting an appraisal. The person she talked to is working with Michael Bingham,  
176 of Jump the Moon, to see how they can work together and share the building. The old section of the  
177 building would be restored as a church and the rest of the building would be used for community  
178 functions. Their preference is to purchase the building, but they would also agree to a 15+ year lease.  
179 They are ready to put a serious offer on the table as soon as they know what the city wants.

180 Councilmember Clausen asked what would happen to the Opera Company. Mayor Rasmussen  
181 said they are aware they will need to move out and wanted to know when they should start. They also  
182 have an interest in using space at the Old School.

183 Councilmember Huntly said the church group would like to provide service in the community they  
184 are based in. They intend to make the building and property a very nice place. They have volunteers that  
185 go around the county repurposing old buildings for their use and community centers. If the city is  
186 interested in their proposal, they would bring their restoration team here.



187 Mayor Rasmussen felt it would be appropriate to start the RFP process again, with the sale of the  
188 building and property. Councilmember Clausen suggested delivering notice of the RFP on everyone in the  
189 neighborhood's doorstep. He also suggested an appraisal, which the council agreed to.

190 Councilmember Milbank wanted to do some research on the church group to find out how long  
191 they have been in existence and other information. Councilmember Huntly said Seth Tarber is a resident  
192 in town and is part of the group. He was the one who noticed and was interested in the Old Church. Mr.  
193 Milbank will contact him.

194 Councilmember Huntly was willing to work on getting an appraisal for the property. She asked for  
195 guidance on what they want covered in a proposal. They will use the last proposal as a starting point. She  
196 said the group is anxious to start discussions with the city.

197 Councilmember Milbank gave his support on a new shop.

198 Recorder Lind will get a copy of the previous RFP to the council members. They will give their  
199 comments to the mayor and he will put something together.

200 Councilmember Milbank asked if there is still interest from the Ballet Company on the Old School.  
201 Mayor Rasmussen said they are having a hard time deciding what they are doing. Greg Ellis was hoping to  
202 have an answer by Saturday. The school groups want to continue their use. Councilmember Huntly said  
203 Jump the Moon also has an interest in it.

204 2021-22 Budget Discussion: Mayor Rasmussen read a comment from Steve Thunell regarding a  
205 sidewalk on the north side of 400 South. All the residents want the sidewalk back. Mayor Rasmussen  
206 pointed out that it is on the list of capital projects, however, it didn't make the top 10 for this year. The  
207 cost is much higher for this block of sidewalk; about \$130,000, due to the landscape and easements  
208 needed.

209 Mayor Rasmussen asked for budget amendments before the next meeting.

210 PWD Nelson informed he has been researching new trucks and found they are very hard to get  
211 this year. The place he normally gets them from doesn't have any in and they don't know when/if they  
212 will get any. He discussed the contacts he made and shared the only two options this year is a Chevy 1500  
213 for \$36,000 and a Ford F-150 for \$36,800. The city paid \$31,700 for the current one. If the city orders  
214 one now, it will probably arrive in October. The council asked about the resale value for the current truck.  
215 Mr. Nelson said it's hard to find them and the ones he did find were not comparable. He guessed it could  
216 sell for \$34,000. Jason Thompson said his company got a deal with Toyota. They were told to sell this  
217 year because of the shortage.

218 Councilmember Clausen moved to "give PWD Nelson the go ahead to order a Chevy truck off the  
219 state contract." The motion died for lack of a second.

220 Councilmember Wright felt the expense should be part of the normal budget cycle.

221 The meeting adjourned at 9:00 p.m.

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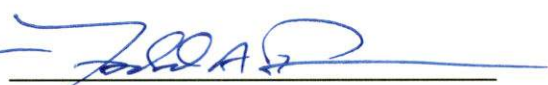
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Sheila Lind, Recorder

  
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Todd A. Rasmussen, Mayor

**River Heights City  
Financial Summary - Updated  
March 31, 2021**

**Cash Balance By Fund**

	<b>02/28/21</b>	<b>03/31/21</b>	<b>Net Change</b>	<b>% of Total</b>
General Fund	276,595.91	314,907.48	38,311.57	14.29%
Capital Projects Fund	95,073.42	95,092.81	19.39	4.31%
Water Fund	895,620.26	863,035.23	(32,585.03)	39.16%
Sewer Fund	912,428.40	931,039.57	18,611.17	42.24%
<b>Total Cash Balance</b>	<b>2,179,717.99</b>	<b>2,204,075.09</b>	<b>24,357.10</b>	<b>100.00%</b>

	<b>YTD Actual</b>	<b>Annual Budget</b>	<b>Unexpended Budget</b>	<b>% Of Budget Incurred</b>	<b>% Of Time Incurred</b>
Revenue	797,440.86	816,080.00	18,639.14	97.72%	75.07%
Expenditures					
Administrative	118,466.18	182,690.00	64,223.82	64.85%	75.07%
Office	12,553.76	22,600.00	10,046.24	55.55%	75.07%
Community Affairs	11,525.72	21,600.00	10,074.28	53.36%	75.07%
Planning & Zoning	549.95	3,625.00	3,075.05	15.17%	75.07%
Public Safety	71,578.76	104,215.00	32,636.24	68.68%	75.07%
Roads	75,075.96	128,200.00	53,124.04	58.56%	75.07%
Parks & Recreation	40,116.21	73,150.00	33,033.79	54.84%	75.07%
Sanitation	128,032.11	150,000.00	21,967.89	85.35%	75.07%
School Building	14,985.75	-	(14,985.75)		75.07%
Transfer To CP Fund	140,000.00	130,000.00	(10,000.00)	107.69%	
<b>Total Expenditures</b>	<b>612,884.40</b>	<b>816,080.00</b>	<b>203,195.60</b>	<b>75.10%</b>	<b>75.07%</b>
<b>Net Revenue Over Expenditures</b>	<b>184,556.46</b>	<b>-</b>	<b>(184,556.46)</b>		

**Capital Projects Fund**

Revenue	136.57	3,000.00	2,863.43		75.07%
Reimbursement Income	171,779.39	177,532.00	5,752.61		
Transfer From General Fund	140,000.00	130,000.00	(10,000.00)		
Expenditures					
Administrative	-	-	-		75.07%
Parks & Recreation	1,150.00	90,000.00	88,850.00		75.07%
Roads	389,687.27	168,000.00	(221,687.27)		75.07%
	-	-	-		75.07%
<b>Total Expenditures</b>	<b>390,837.27</b>	<b>258,000.00</b>	<b>(132,837.27)</b>		<b>75.07%</b>
<b>Net Revenue Over Expenditures</b>	<b>(78,921.31)</b>	<b>52,532.00</b>	<b>131,453.31</b>		

**Water Fund**

Revenue	270,954.44	441,700.00	170,745.56	61.34%	75.07%
Expenditures	219,943.18	475,340.00	255,396.82	46.27%	75.07%
<b>Net Revenue Over Expenditures</b>	<b>51,011.26</b>	<b>(33,640.00)</b>	<b>(84,651.26)</b>		

**Sewer Fund**

Revenue	282,015.04	377,900.00	95,884.96	74.63%	75.07%
Expenditures	343,040.44	468,290.00	125,249.56	73.25%	75.07%
<b>Net Revenue Over Expenditures</b>	<b>(61,025.40)</b>	<b>(90,390.00)</b>	<b>(29,364.60)</b>		

**Combined - All Funds**

<b>Net Revenue Over Expenditures - Combined</b>	<b>95,621.01</b>	<b>(71,498.00)</b>	<b>(167,119.01)</b>		
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River Heights City Bills To Be Paid

April 20, 2021

	Payee	Description	Admin.	P&Z	Parks/Rec	Pub. Safety	Com. Aff.	Roads	Water	Sewer	Total
1	All-Tech	Monthly Phone/Fax	\$24.32						\$24.32	\$24.32	\$72.96
2	Bear River Health Department	Water Coliform Testing							\$40.00		\$40.00
3	Cache Valley Publishing	Public Hearing		\$41.60							\$41.60
4	City of Logan	Water Consumption							\$152.91		\$152.91
5	Daines & Jenkins	Legal	\$1,015.50								\$1,015.50
6	Forsgren Associates, Inc.	Lower Well Improvements/General	\$600.00						\$3,605.00		\$4,205.00
7	Freedom Mailing Services, Inc.	Bill processing	\$146.96						\$48.98	\$48.98	\$244.92
8	Gabriel Rasmussen	Newsletter Delivery	\$130.00								\$130.00
9	Johnson Controls	Boiler at School	\$3,084.25								\$3,084.25
10	Lee's Plumbing	Ryan's Park Bathroom			\$368.00						\$368.00
11	Providence City	February Salt						\$2,010.17			\$2,010.17
12	Rocky Mountain Power	Electricity	\$322.18		\$54.36	\$25.21		\$1,172.35	\$2,796.27	\$21.09	\$4,391.46
13	Thomas Petroleum, Inc.	Fuel For City Vehicles			\$72.52			\$72.52	\$72.52	\$72.52	\$290.08
14	Utah Local Government Trust	Monthly Workers Comp.	\$17.64		\$27.08			\$82.69	\$104.74	\$110.25	\$342.40
15	Xerox Corporation	Monthly Usage	\$53.59								\$53.59
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Page 1 SubTotals

\$5,394.44

\$41.60

\$521.96

\$25.21

\$3,337.73

\$6,844.74

\$277.16

\$16,442.84

Page 1 Total Amount to b

\$16,442.84





Sheila Lind &lt;office@riverheights.org&gt;

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**Comments on Tonight's agenda.**

1 message

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**Steven Thunell** <thunellcpa@hotmail.com>

Tue, Apr 20, 2021 at 12:30 PM

To: Sheila Lind &lt;office@riverheights.org&gt;

Mayor and City Council:

Since the next year's budget is on the agenda, we wanted to make you aware of the current feelings of the River Heights residents on our block concerning the loss of the sidewalk. (Steve & Jami Thunell; David & Eryn Thunell; Andy and Monica Thunell; Tony & Mindy Fratto; Marjie Smith; Zeek & Lacy Susman; Matt & Alicia Warren; Garth & Carolyn Baker.) We talked to each of them this morning about how they now fell about living with no sidewalk since the completion of the work last summer.

Without exception everyone wants the sidewalk back. Some of the concerns expressed is that now the foot traffic is in the street and it is not safe. It really doesn't work to walk on the grass, especially at the western end of the street where there is too much slope. When cars are parked along the curb, it pushes the foot traffic even farther into the street. Safety is a great concern.

We were not able to contact all the residents along the next block but did talk to Aspen McEntire (388 S 400 E). She said, "We also strongly feel that a sidewalk is needed. The 400 E 400 S intersection by our house is very busy and without a sidewalk is has become straight up dangerous for us to get anywhere except by car."

Please make considerations in the budget to get the sidewalk back.

One of the other items on the agenda is the Old Church. We (Steve & Jami Thunell) think the best option is to tear the building down.

Steve & Jami Thunell