

River Heights City

River Heights City Council Agenda Tuesday, July 16, 2024

Notice is hereby given that the River Heights City Council will hold their regular meeting at **6:30 p.m.**, anchored from the River Heights City Office Building at 520 S 500 E. Attendance can be in person or through Zoom.

Pledge of Allegiance

Opening Thought (Thompson)

Adoption of Previous Minutes and Agenda

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

Public Comment

Property Tax Discussion

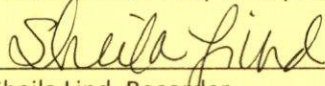
Discuss CMPO Safety Action Plan

~~Budget Workshop~~

Continued Discussion on Plans for the Old School Building

Adjourn

Posted this 12th day of July 2024



Sheila Lind, Recorder

Zoom Link: <https://us02web.zoom.us/j/84444509496>

Attachments for this meeting and previous meeting minutes can be found on the State's Public Notice Website (pmn.utah.gov) and at riverheights.org.

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 16, 2024

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7 Present: Mayor Jason Thompson
8 Council members: Lana Hanover
9 Chris Milbank
10 Lance Pitcher
11 Blake Wright
12 Public Works Director Clayton Nelson
13 Recorder Sheila Lind
14 Treasurer Michelle Jensen
15
16 Excused Councilmember Janet Mathews
17
18 Others Present: Bryan and Brittany Cascio
19
20

21 The following motions were made during the meeting:
22

Motion #1

23 Councilmember Milbank moved to “adopt the minutes of the regular council meeting and
24 executive minutes, with one correction, of July 2, 2024, and the evening’s revised agenda.”
25 Councilmember Wright seconded the motion, which passed with Hanover, Milbank, Pitcher, and Wright in
26 favor. No one opposed. Mathews was absent.
27
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Motion #2

29 Councilmember Milbank moved to “pay the bills as listed.” Councilmember Hanover seconded
30 the motion, which carried with Hanover, Milbank, Pitcher, and Wright in favor. No one opposed.
31 Mathews was absent.
32
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Proceedings of the Meeting:

34 The River Heights City Council met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers in the
35 River Heights City Building on Tuesday, July 16, 2024, for their regular council meeting.

36 Pledge of Allegiance and Opening Thought: Mayor Thompson opened the meeting with a
37 thought.

38 Adoption of Previous Minutes and Agenda: Minutes for the July 2, 2024, meeting were reviewed.
39 Mayor Thompson announced that the Budget Workshop item on the agenda would be postponed until
40 next meeting since Councilmember Mathews wasn’t able to attend the evening’s meeting.

41 Councilmember Milbank moved to “adopt the minutes of the regular council meeting and
42 executive minutes, with one correction, of July 2, 2024, and the evening’s revised agenda.”
43
44

45 **Councilmember Wright seconded the motion, which passed with Hanover, Milbank, Pitcher, and Wright**
46 **in favor. No one opposed. Mathews was absent.**

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

48 Mayor Thompson

- 49 • He expressed concern that CRS Engineers had merged with another firm, who contracted with
50 UDOT. He had requested a meeting with Jacob (from CRS) and the city engineer. They were still a
51 few months out on the River Heights transportation study.
- 52 • He had met with a group tasked with a master safety plan to increase safety in municipalities. The
53 plan would aid cities in applying for funding. He explained some of the ideas the group had come
54 up with to decrease traffic speeds, such as narrow roads and roundabouts. Funding could go
55 towards experimental remedies or permanent projects. He asked the council to ponder where in
56 River Heights they see safety problems and then email him their ideas so he could pass their
57 concerns to the CMPO.

58 Recorder Lind

- 59 • She encouraged everyone to do their KnowBe4 training for July and gave kudos to
60 Councilmembers Wright and Hanover and Treasurer Jensen for having already done their training.

61 Councilmembers Wright and Hanover didn't have anything to report.

62 Councilmember Pitcher

- 63 • He brought up an email report sent by Recorder Lind on the database provided by TextMyGov.
64 Ms. Lind discussed her disappointment with the database only providing one phone number per
65 household, which may or may not be a person living in the home. Mayor Thompson discussed the
66 possibility of having a teen go door to door, to help citizens sign up. He asked Ms. Lind to
67 schedule a representative to come discuss it with the council. He wanted to talk through the back
68 end of their database.
- 69 • He talked to Cache County about firework restrictions and had the city's name added to their list.
- 70 • Sometime between August and September the county would start the process of redoing 600
71 South and 700 South, starting with chip seal. PWD Nelson said seal coating on specific roads
72 would start in a couple weeks.
- 73 • Mayor Thompson asked where things were at with resurfacing the road in Riverdale. Mr. Pitcher
74 said there were issues with low hanging trees and some other things. There was a question on
75 road width. PWD Nelson said in the past they brought in road base and graded it. Mr. Pitcher
76 stated the county can do some other things that would help with dust control. The mayor said he
77 had received multiple complaints on the road's condition. Mr. Pitcher said it could be due to the
78 mayor's snow plowing efforts. The mayor responded that was probably partly true.

79 Milbank

- 80 • He gave an update on Hillside Park. Due to the heat the vegetation was dying.
- 81 • He asked where things were with the Zoning Clearance Permit for the city's pavilion.
82 Councilmember Wright said he and PWD Nelson had signed it.

83 PWD Nelson and Treasurer Jensen didn't have anything to report.

84 Approval of Payments

- 85 • Treasurer Jensen presented the list of bills to be paid. She pointed out the payment to Raymond
86 Construction for the new park.

87 **Councilmember Milbank moved to "pay the bills as listed." Councilmember Hanover**
88 **seconded the motion, which carried with Hanover, Milbank, Pitcher, and Wright in favor. No**
89 **one opposed. Mathews was absent.**

90 Public Comment: There was none.

92 Property Tax Discussion: Mayor Thompson drew attention to and explained the property tax rate
93 analysis he had generated. He pointed out that Trenton was the only Cache Valley entity with a lower tax
94 rate than River Heights. He then discussed the city's revenues, which included property taxes, sales taxes,
95 franchise taxes, licenses and permits, charges for services, fines, and other revenue. The total in the
96 General fund was \$674,320, which ebbs and flows. Expenses were estimated at \$600,165. If there ended
97 up being \$75,000 remaining at the end of the year it would carry over to the next year. He discussed the
98 roads fund revenues from mass transit taxes and Class C Roads. The difference between revenue and
99 expenses was projected at \$93,000. In the water fund revenue minus expenses showed an increase of
100 \$150,423, and the sewer fund increase was \$78,223. He wanted the council to see that in each fund they
101 stay in the black where they can grow funds. He acknowledged that it had been several years since they
102 discussed property tax rate increases and felt it would be appropriate to discuss it now.

103 He asked for council input on the pros and cons of raising property taxes. Councilmember
104 Milbank asked for clarification on some of the numbers in the report. It was determined that there were
105 some rounding errors. Mr. Milbank pointed out that the committee Mayor Thompson put together to
106 review property taxes was going to work through it last fall, but the mayor didn't show up. Mayor
107 Thompson admitted it had been a scheduling difficulty. They discussed when a decision would need to be
108 made. Treasurer Jensen said the county starts asking in October if there are plans to raise taxes. The
109 mayor said the committee needed to get back together. Mr. Milbank didn't agree that the committee
110 needed to meet again and asked if the council could have the discussion now. The mayor had a desire to
111 follow through with what he said he was going to do, or they could do it now.

112 Councilmember Hanover asked about a presentation Treasurer Jensen put together that had been
113 in the Drive. Ms. Jensen said she took it out, because she hadn't realized that the mayor was going to
114 present. Ms. Hanover asked her opinion on raising property taxes. She said she didn't have an opinion
115 except that she strongly believed that the funds should be kept separate. Ms. Hanover felt a good reason
116 to raise taxes was to build up the general fund, which would lead to better transparency with residents.

117 Commissioner Milbank noted that River Heights was a higher income city, whose residents enjoy
118 the benefits of living in River Heights. He suggested raising taxes to cover these benefits. Councilmember
119 Hanover noted that taxes were a burden for people. Mr. Milbank questioned whether they were actually
120 a burden because there were benefits that citizens enjoyed, paid for by taxes.

121 Mayor Thompson felt neutral and could see both sides. He wanted to make the point that they
122 weren't looting the water and sewer funds to make improvements in the city. He explained how he had
123 laid out all the capital projects and showed exactly where the money would come from. Many of the
124 projects were actual water projects. He pointed out that they had followed every transparency rule. He
125 was leaning in favor of incrementally raising property tax rates.

126 Councilmember Hanover reminded that Finance Director Sanderson said to their group that it
127 wasn't illegal to move money out of enterprise funds for capital projects, but it was not good practice.
128 Councilmember Wright pointed out that Logan City does it all the time.

129 Councilmember Wright agreed they should look at an increase in property tax rates. He felt they
130 would find that the water and sewer funds would build up quickly and that it wouldn't look good to
131 residents that the money was just sitting there. He thought they would need to transfer funds a little.

132 Councilmember Milbank said the list of water and sewer projects Engineer Rasmussen put
133 together would cost a lot of money over the years. The old school was also going to cost a lot.

134 Mayor Thompson reminded them they accomplished many projects over the last couple years and
135 this year they would take a break. He agreed that water and sewer would be spent based on the
136 engineer's project list over time. He didn't guess there would be extra money building up in those funds.

137 The mayor suggested getting a plan together before going into Truth in Taxation so they could
138 show intended purposes. Treasurer Jensen supported having a plan which would show the projects and
139 work backwards to determine the rate.

140 Councilmember Pitcher pointed out that nine cities in the valley had already reported their plan to
141 raise property taxes in the coming year.

142 Mayor Thompson felt there had been people (not the council) pushing to raise property taxes,
143 which he didn't understand because the city hadn't mismanaged the use of their funds.

144 Councilmember Pitcher reminded they are trying to figure out how to get heat into an old school
145 right now. He wanted to see enough money in the budget to get the old school up and going. The mayor
146 said with the limited income they had; they may never have money saved up to follow a plan for the old
147 school.

148 Councilmember Milbank said they could easily come up with a list to justify raising taxes. The
149 mayor said they had time to plan.

150 Councilmember Milbank asked if they could look at the form they need to submit to the county to
151 raise taxes.

152 Councilmember Hanover felt they should raise it a decent amount to be able to get a rate that will
153 make sense for five years or so.

154 Councilmember Pitcher asked when the last time was that property taxes were raised. It was
155 pointed out that several years ago they were lowered. Mr. Pitcher asked PWD Nelson when the last time
156 was that the cost of materials went down.

157 It was explained that as property values go up, the rate goes down, to provide the same income to
158 cities from year to year. Treasurer Jensen said that Nibley City does Truth in Taxation every year to adopt
159 the same rate. Then as values go up, income can go up.

160 Mayor Thompson suggested they discuss the list of projects they wanted to fund. Then they could
161 discuss the costs and then look toward a rate.

162 Councilmember Milbank wanted to look at Treasurer Jensen's presentation on Truth in Taxation.
163 She said she would put it back in the Drive.

164 The mayor suggested revisiting this topic multiple times before the end of the year.

165 Councilmember Hanover clarified that the reason for raising rates would be to run the city. There
166 would always be projects that came up. She felt naming specific projects was less important to present to
167 the citizens.

168 The mayor said he would send the council the correct fund balances in the report he discussed
169 earlier in the meeting.

170 Councilmember Wright wanted to make sure they had accurate numbers. The mayor said he
171 pulled his numbers from last year. Treasurer Jensen received her numbers from the county auditor
172 earlier in the day.

173 Discuss CMPO Safety Action Plan: Mayor Thompson said there would be a 20% match if they got
174 funding for safety improvements. There was a chance they could apply to the COG for the 20%. The city
175 would have to make a case on what the safety issue was and the recommended remedy. He asked if the
176 council had safety concerns to let him know.

177 Budget Workshop: This item was postponed.

178 Continued Discussion on Plans for the Old School Building: Councilmember Milbank talked to
179 Margie Rycewicz, who explained that grant decisions are partially based on the benefit to the most

180 amount of people. He brought up the ideas of selling the building, going to the public to see if they could
181 come up with funding, or tearing it down and building something the city wants.

182 Mayor Thompson said he and Councilmember Wright had not come up with a proforma. He
183 recommended they get short term renters in the building as soon as possible. He realized the heat
184 situation needed to be figured out. He wanted the council to have a conversation about their concerns
185 with renters. One concern was management of the building.

186 Councilmember Wright said he was aware of a tenant who would move in right now and take the
187 building 'as is.' They were also willing to sign a short-term lease. He supported this idea to help offset
188 utility costs.

189 Mayor Thompson agreed and asked if any of the council members were against this.
190 Councilmember Milbank was supportive if they had the staff to handle the collection of rents and other
191 issues that might come up with the building. The mayor suggested short term leases to renters who
192 would accept the building 'as is.'

193 The mayor asked Councilmember Hanover to replace Past Councilmember Gallup on the Cache
194 County Library Committee. They will discuss the building again as a possible library.

195 In the next two weeks the mayor and Councilmember Wright will have a map of the old school
196 rooms available and rent amounts for each. He would have the city attorney write up a rental contract.

197 Councilmember Hanover asked who would do maintenance on the building. The mayor said they
198 could hire a property management company to take care of things. There would be a cost associated with
199 this. He wanted to get renters in and then shift their focus to what the immediate needs were, followed
200 by their long-term vision for the school.

201 Councilmember Hanover noted that the Emergency Preparedness Committee and Ambassadors
had their things stored in the building and meet there, as well. She hoped these things could still take
204 place. The mayor said the city would maintain the rooms they were using for storage and city groups
would still have access to use the building. They would need to make a schedule.

205 Mayor Thompson suggested the council tour Mendon Station and see how they generate funds to
206 run the building.

207 The meeting adjourned at 8:30pm.

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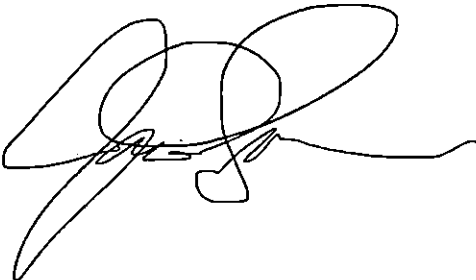


Sheila Lind, Recorder

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Jason Thompson, Mayor

Report Criteria:

Invoices with totals above \$0 included.
 Only paid invoices included.
 [Report].Date Paid = 07/16/2024

GL Account Number	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
5136						
51-36-10	1131	Fawcett, Jenny	202407	Utility Overpayment	07/09/2024	44.88
Total 5136:						44.88
Sewer Department						
5240						
52-40-20	66	Caselle	133924	Monthly Support Charges	07/01/2024	98.33
52-40-26	633	Freedom Mailing Services	202407	Utility Bill Processing	07/05/2024	70.86
52-40-45	417	Blue Stakes of Utah Utility	UT202401797	Professional Fees	06/30/2024	34.75
52-40-50	366	Zions Bank	202407	Chevron - 60.00	07/08/2024	20.00
52-40-50	366	Zions Bank	202407	Chevron - \$76.00	07/08/2024	25.34
52-40-50	366	Zions Bank	202407	Chevron - \$76.00	07/08/2024	25.33
52-40-50	366	Zions Bank	202407	Maverik - \$97.65	07/08/2024	32.55
52-40-50	366	Zions Bank	202407	Maverik - \$97.65	07/08/2024	32.55
52-40-65	366	Zions Bank	202407	WM Supercenter - Shop Supplies	07/08/2024	16.25
52-40-65	366	Zions Bank	202407	Tractor Supply - Shop Supplies	07/08/2024	43.59
52-40-78	995	Ask AllTech LLC	A7336	Sewer Phones	07/15/2024	24.32
Total 5240:						423.87
Water Department						
5140						
51-40-20	66	Caselle	133924	Monthly Support Charges	07/01/2024	98.32
51-40-26	633	Freedom Mailing Services	202407	Utility Bill Processing	07/05/2024	70.86
51-40-41	417	Blue Stakes of Utah Utility	UT202401797	Professional Fees	06/30/2024	33.73
51-40-50	366	Zions Bank	202407	Chevron - 60.00	07/08/2024	20.00
51-40-65	366	Zions Bank	202407	WM Supercenter - Shop Supplies	07/08/2024	16.25
51-40-65	366	Zions Bank	202407	Tractor Supply - Shop Supplies	07/08/2024	43.59
51-40-78	995	Ask AllTech LLC	A7336	Water Phones	07/15/2024	24.32
Total 5140:						307.07
Administration						
1041						
10-41-43	85	Daines and Jenkins, LLP	9656	City Legal Business	07/05/2024	200.00
10-41-65	366	Zions Bank	202407	WM Supercenter - Shop Supplies	07/08/2024	16.24
10-41-65	366	Zions Bank	202407	Tracor Supply - Shop Supplies	07/08/2024	43.58
Total 1041:						259.82
Office Expenses						
1044						
10-44-10	633	Freedom Mailing Services	202407	Utility Bill Processing	07/05/2024	70.88
10-44-35	66	Caselle	133924	Monthly Support Charges	07/01/2024	98.35
10-44-45	844	Wasatch Document Solutions, Inc.	67538	Copies July 2024	07/09/2024	23.00
10-44-45	844	Wasatch Document Solutions, Inc.	67538	Copies June 2024 Overage	07/09/2024	81.98
10-44-50	1016	Rasmussen, Spencer	202407	Newsletter July	06/28/2024	200.00
10-44-55	633	Freedom Mailing Services	202407	Utility Bill Processing	07/05/2024	70.86
10-44-65	366	Zions Bank	202407	Adobe - Michelle	07/08/2024	21.39
10-44-65	366	Zions Bank	202407	Google Suite	07/08/2024	96.00
10-44-78	995	Ask AllTech LLC	A7336	Admin Phones	07/15/2024	24.32

GL Account Number	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total 1044:						686.78
Community Affairs						
1048						
10-48-50	366	Zions Bank	202407	Amazon - Reading Program Prize	07/08/2024	21.39
10-48-70	366	Zions Bank	202407	Amazon - Ambassadors Parade C	07/08/2024	258.50
10-48-70	366	Zions Bank	202407	Amazon - Ambassadors	07/08/2024	97.80
10-48-70	366	Zions Bank	202407	Amazon - Feather Banner Flag	07/08/2024	63.48
10-48-70	366	Zions Bank	202407	Amazon - Ambassadors	07/08/2024	114.18
10-48-70	366	Zions Bank	202407	Amazon - Latex Gloves	07/08/2024	25.72
Total 1048:						581.07
Capital Projects						
4060						
40-60-03	1129	Raymond Construction	241102	Park - Phase #2 Request #2	06/30/2024	38,550.85
Total 4060:						38,550.85
Roads						
1060						
10-60-41	417	Blue Stakes of Utah Utility	UT202401797	Professional Fees	06/30/2024	33.73
Total 1060:						33.73
Parks & Recreation						
1070						
10-70-75	366	Zions Bank	202407	Chevron - 60.00	07/08/2024	20.00
10-70-75	366	Zions Bank	202407	Chevron - \$76.00	07/08/2024	25.33
10-70-75	366	Zions Bank	202407	Maverik - \$97.65	07/08/2024	32.55
10-70-80	366	Zions Bank	202407	Logan Landscape - Top Soil	07/08/2024	129.57
10-70-80	366	Zions Bank	202407	Lowes - Mulch	07/08/2024	34.07
Total 1070:						241.52
Sanitation						
5490						
54-90-10	633	Freedom Mailing Services	202407	Utility Bill Processing	07/05/2024	70.86
Total 5490:						70.86
Grand Totals:						41,200.45

Mayor: _____

Second Signayure : _____

Dated: _____

Entity Tax Rates for 2023

River Heights City Property Tax Analysis

RH Median Home Value (2022): \$479,460.00
 Current Median Property Tax Amount: \$241.17

	River Heights City	Rate (from Report Amount in Category):	Revenue:	Rate (from Cache County Treasurer):	Amount:
Real:		0.000564	\$203,859,575.00	0.0005030	\$102,541.37
Central:		0.000564	\$2,379,740.00	0.0005030	\$1,197.01
Personal:		0.000706	\$5,303,162.00	0.000706	\$3,744.03
Total Property Tax Revenue:			\$120,063.01	Total:	\$107,482.41

Entity	Levy	\$100,000.00	@ Median Value:	Median Home Property Tax Increase:
TRENTON TOWN	0.0004630	\$46.30	\$221.99	
RIVER HEIGHTS CITY	0.0005030	\$50.30	\$241.17	
AMALGA TOWN	0.0005220	\$52.20	\$250.28	
EXAMPLE (River Heights Raise by .10%)	0.0005533	\$55.33	\$265.29	\$24.12
MILLVILLE CITY	0.0005580	\$55.80	\$267.54	
EXAMPLE (River Heights Raise by .20%)	0.0006036	\$60.36	\$289.40	\$48.23
EXAMPLE (River Heights Raise by .225%)	0.000616175	\$61.62	\$295.43	\$54.26
EXAMPLE (River Heights Raise by .25%)	0.00062875	\$62.88	\$301.46	\$60.29
PARADISE TOWN	0.0006480	\$64.80	\$310.69	
HYRUM CITY	0.0007320	\$73.20	\$350.96	
NEWTON TOWN	0.0007390	\$73.90	\$354.32	
EXAMPLE (River Heights Raise by .50%)	0.0007545	\$75.45	\$361.75	\$120.58
CLARKSTON TOWN	0.0008030	\$80.30	\$385.01	
WELLSVILLE CITY	0.0008100	\$81.00	\$388.36	
EXAMPLE (River Heights Raise by .75%)	0.00088025	\$88.03	\$422.04	\$180.88
LOGAN CITY	0.0009900	\$99.00	\$474.67	
EXAMPLE (River Heights Raise by 1.00%)	0.001006	\$100.60	\$482.34	\$241.17
PROVIDENCE CITY	0.0010690	\$106.90	\$512.54	
HYDE PARK CITY	0.0011000	\$110.00	\$527.41	
RICHMOND CITY	0.0011100	\$111.00	\$532.20	
NORTH LOGAN CITY	0.0011360	\$113.60	\$544.67	
SMITHFIELD CITY	0.0013520	\$135.20	\$648.23	
MENDON CITY	0.0014190	\$141.90	\$680.35	
NIBLEY CITY	0.0014640	\$146.40	\$701.93	
CORNISH TOWN	0.0015640	\$156.40	\$749.88	
LEWISTON CITY	0.0018470	\$184.70	\$885.56	

Analysis for Raising Property Taxes

Total Real Property Assessed in River Heights: \$203,859,575.00
 Current Tax Rate: 0.0005030
 Current Revenue: \$102,541.37

	New Rate:	New Projected Revenue:	Net Increase in Revenue:
Raised by .10%:	0.0005533	\$112,795.50	\$10,254.14
Raised by .20%:	0.0006036	\$123,049.64	\$20,508.27
Raised by .225%:	0.000616175	\$125,613.17	\$23,071.81
Raised by .25%:	0.00062875	\$128,176.71	\$25,635.34
Raised by .50%:	0.0007545	\$153,812.05	\$51,270.68
Raised by .75%:	0.00088025	\$179,447.39	\$76,906.02
Raised by 1.00% (Doubling Our Rate and Revenue):	0.001006	\$205,082.73	\$102,541.37