

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD APRIL 19, 2012 AT THE CIVIC CENTER, 83 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:34 p.m.

CONDUCTING: Mayor W. Dean Howard

ROLL CALL: Councilmembers Martin L. Felix, Paul C. James, Stephanie Miller, Craig L. Rasmussen, and Aaron Woolstenhulme present.

CALL TO ORDER: There being five members present and five members representing a quorum, Mayor Howard called the meeting to order.

OTHERS PRESENT: City Administrator D. Brent Jensen, and 26 citizens. Deputy City Recorder Keesha Rinderknecht recorded the minutes.

WELCOME: Mayor Howard welcomed everyone in attendance.

PLEDGE OF ALLEGIANCE: City Administrator D. Brent Jensen led the governing body and the citizens in the Pledge of Allegiance.

INVOCATION: Mayor W. Dean Howard

APPROVAL OF MINUTES: The minutes of April 5, 2012 were approved as written.

ACTION Councilmember Miller made a motion to approve the minutes of a regular meeting held April 5, 2012 as written. Councilmember Rasmussen seconded the motion and all five councilmembers voted aye.

AGENDA ADOPTION: A copy of the notice and agenda for this meeting was faxed to The Herald Journal, mailed to each member of the governing body, and posted at the Civic Center more than forty-eight hours before meeting time.

Mayor Howard suggested removing item "10.A. Consideration and approval of an agreement for museum operation with South Cache Heritage Society" from the agenda.

ACTION Councilmember James made a motion to approve the the April 19, 2012 agenda with the above amendment. Councilmember Woolstenhulme seconded the motion and all five councilmembers voted aye.

AMENDED
AGENDA

8. PUBLIC HEARING:
 - A. To receive public comment for the project determined to be applied for in the 2012 CDBG Small Cities Program as follows. Hyrum City has agreed to sponsor the Child & Family Support Center of Cache County, Inc. (a 501c(3) nonprofit corporation) in the agency's efforts to acquire land for future development of a new facility.
9. SCHEDULED DELEGATIONS:
 - A. Mary Leishman - To request approval of a home occupation business license at 296 Panoramic Drive for CPR and first aid training.
 - B. Kim Jensen, Wapiti Bluff Estates Home Owners Association - To request formalizing a maintenance agreement for services and to discuss the City's future involvement with Wapiti Bluff Estates.
10. OTHER BUSINESS:
 - A. ~~Consideration and approval of an agreement for museum operation with South Cache Heritage Society.~~
 - B. Trailer Park.
 - C. Appointment to the Senior Center Board.
 - D. Consideration and appointment of the Justice of the Peace.
 - E. Budget Report.
 - F. Mayor and Council reports.
11. ADJOURNMENT

PUBLIC HEARING:

TO RECEIVE PUBLIC COMMENT FOR THE PROJECT DETERMINED TO BE APPLIED FOR IN THE 2012 CDBG SMALL CITIES PROGRAM AS FOLLOWS. HYRUM CITY HAS AGREED TO SPONSOR THE CHILD & FAMILY SUPPORT CENTER OF CACHE COUNTY, INC. (A 501C(3) NONPROFIT CORPORATION) IN THE AGENCY'S EFFORTS TO ACQUIRE LAND FOR FUTURE DEVELOPMENT OF A NEW FACILITY.

Mayor Howard asked Ester Lee Molyneux, Executive Director of the Child & Family Support Center, to explain the project to those in attendance.

Ester Lee Molyneux, Executive Director of the Child & Family Support Center, said the Child & Family Support Center has a vision to open a new facility in Hyrum within the next five years to serve and support families in the area. The program has received funding from the Department of Human Services to begin preliminary work on this project. Hyrum City has agreed

to sponsor the grant application to allow additional funding through a Community Development Block Grant (CDBG). The CDBG will help with the land acquisition costs for a Child Family Support Center in Hyrum.

ACTION

Councilmember James made a motion to open the public hearing at 6:38 p.m. to receive public comment regarding consideration for the project determined to be applied for in the 2012 Community Development Block Grant Program. Hyrum City has agreed to sponsor the Child & Family Support Center of Cache County, Inc. (a 501c(3) nonprofit corporation) in the agency's efforts to acquire land for future development of a new facility in Hyrum. Councilmember Felix seconded the motion and all five councilmembers voted aye.

Mary Leishman asked if the facility would provide a shelter.

Ester Lee Molyneux said the facility will not be a shelter. The Child & Family Support Center often gets confused with CAPSA. The plan for the facility is to provide a nursery, parenting classes, and possibly some therapy.

Mary Leishman asked if there is a need for security at the future facility.

Ester Lee Molyneux said those seeking therapy are not victims of domestic violence, but people who were possibly victimized as children. The therapy program has been offered at the current facility for almost 30 years and there has never been a security issue.

Mayor Howard asked if there was any further public comment. There being none he asked for a motion to close the public hearing.

ACTION

Councilmember Rasmussen made a motion to close the public hearing at 6:39 p.m. Councilmember Woolstenhulme seconded the motion and all five councilmembers voted aye.

SCHEDULED DELEGATIONS:

MARY LEISHMAN - TO REQUEST APPROVAL OF A HOME OCCUPATION BUSINESS LICENSE AT 296 PANORAMIC DRIVE FOR CPR AND FIRST AID TRAINING.

Mary Leishman said requested a Home Occupation Business

License at 296 Panoramic Drive for CPR and First Aid Training. She wants to provide training on site to the community and especially day care providers. The training she provides coincides with emergency preparedness. The people she trains could provide emergency first aid in the event of a catastrophic event. CPR training is also very important since heart attacks can strike anyone at any age. Currently she has to take the equipment to the businesses requesting training. Unfortunately, training to day care providers has to be provided after hours without the presence of children. This is why the location at her home would be very beneficial to provide training without interruption. She has a 20' x 30' enclosed pavilion in her backyard that she wants to use as a training location. The American Heart Association allows a maximum of 12 participants per instructor, but she plans on having only eight participants per class.

Councilmember Miller asked how often classes would be held.

Mary Leishman said she plans on holding classes twice a month.

ACTION

Councilmember James made a motion to approve a Home Occupation Business License for Mary Leishman at 296 Panoramic Drive to provide CPR and first aid training classes. Councilmember Miller seconded the motion.

Councilmember Rasmussen said that he was concerned about the amount of parking available and the slope of the driveway.

Mary Leishman said her driveway has been expanded and can accommodate eleven vehicles. She plans on having only eight vehicles in the driveway at a time. Her driveway has a 35 degree slope. She will put salt on it during winter months so it does not become slick and create a problem.

Mayor Howard called for a vote on the motion and all five councilmembers voted aye.

KIM JENSEN, WAPITI BLUFF ESTATES HOME OWNERS ASSOCIATION - TO REQUEST FORMALIZING A MAINTENANCE AGREEMENT FOR SERVICES AND TO DISCUSS THE CITY'S FUTURE INVOLVEMENT WITH WAPITI BLUFF ESTATES.

Kim Jensen, Vice President of the Wapiti Bluff Estates Home Owners Association (HOA), said there are 84 homes in the Wapiti Bluff Estates who do not have individual water meters. Right now homeowners are paying \$12 a month for water. The HOA wants Hyrum City to raise the water utility bill for all

houses in Wapiti by \$1 per month. This additional money would help build reserves which could offset fluctuations in water use. The City can then apply this extra amount to the HOA water bill. The HOA is paying is anywhere from \$30 to \$130 per month during the summer for water overages. Another option is for Hyrum City to install individual water meters on every home in Wapiti. Water meters would cost \$800 to \$1,000 per house, as well as, the additional cost for driveway replacement. The HOA thinks the best option would be to increase the water bill by \$1 per month.

Wapiti is also in need of road maintenance. The cost for road repair could be around \$50,000 to patch and resurface problem areas. The HOA wants to be on Hyrum City's list for road repairs and is willing to contribute \$20,000 or more to assist in repairing and improving the roads to meet current City standards. Wapiti's roads are currently 36 inches less in width than adjacent subdivision roads coming into Wapiti Bluff. In the future, if needed, roads could be widened on corner lots to allow more space for snowplows. Another option is for Wapiti to dedicate its roads to Hyrum City then Hyrum City would own the roads and be responsible for all maintenance.

City Administrator D. Brent Jensen said that in order to have the roads fixed appropriately it would cost a minimum of \$240,000.

Councilmember Rasmussen said last summer Hyrum City completed the 600 East road project and the cost of the improvements was over \$233,000.

Kim Jensen said Wapiti's HOA also maintains its water and sewer lines. The City Engineer recommended the water lines be upgraded but it comes at a great cost to its residents. The HOA is proposing a five year plan to fix the water line problems, but will only help with the costs of the improvements up to a certain amount. A five year plan could also be written to fix and maintain the sewer lines but again with Hyrum City's financial help. The cost to have the roads in Wapiti plowed during winter months was costing the HOA approximately \$5,000. Hyrum City graciously took over the duty of plowing the roads in Wapiti. An agreement needs to be setup and put in writing for the City to continue to plow Wapiti's roads. Eventually the lighting is going to need upgraded in order to be consistent with the lighting of Hyrum City and the HOA will need the City's help with that.

Mayor Howard asked what the current HOA fees are and what they

are doing to collect the dues.

Kim Jensen said the current HOA due is \$25 per month. The HOA is looking into raising rates. Currently, they are working through a collections company to help collect unpaid dues.

Mayor Howard said when Wapiti was developed the idea was to get people into homes at a low cost. The bad thing is that now it is not the original homeowners who are left dealing with the original problems of the development.

Several Wapiti Bluff Estates homeowners voiced their concerns about the roads, sewer, and water issues in their area.

Councilmember Woolstenhulme said Wapiti was the first Planned Unit Development (PUD) in Hyrum. The City has learned a lot since then about HOA's. He agrees with the concerns of the Wapiti homeowners 100 percent.

Kim Jensen said there are currently five PUD's with HOA's in Hyrum and Wapiti is the largest. She is not aware if there are grants or federal money that could help with the costs to bring Wapiti into compliance with current City standards.

Councilmember Rasmussen asked what the average value was of a house in Wapiti.

Kim Jensen said the value of houses in Wapiti range from \$130,000 to \$160,000, but the average home is probably \$140,000.

Councilmember Rasmussen said Wapiti was the very first PUD in Hyrum and he is sure that the developers of Wapiti went through the same process as other developers did state wide. He suggested having City Staff contact the Utah League of Cities of Towns for suggestions as to what other communities are doing to address similar problems. Another suggestion would be having a professional manager manage the HOA.

Kim Jensen said the residents of Wapiti want their area to look just as beautiful and nice as the rest of Hyrum City instead of feeling like they are their own separate little city.

Mayor Howard said City Staff will review the suggestions made by Wapiti and make a recommendation to the City Council.

OTHER BUSINESS:

TRAILER PARK.

Mayor Howard said the City is looking at buying vacant trailers in the trailer park and then removing them from the park. It may take time to purchase the trailers because most of the trailers have been sold multiple times with out being inspected or a change in title.

APPOINTMENT TO THE SENIOR CENTER BOARD.

Mayor Howard recommended appointing Kathy Morton to the Senior Center Board.

ACTION

Councilmember James made a motion to appoint Kathy Morton to the Senior Center Board. Councilmember Felix seconded the motion and all five councilmembers voted aye.

CONSIDERTAION AND APPOINTMENT OF THE JUSTICE OF THE PEACE.

Mayor Howard said Judge Stevens is retiring in July. He interviewed five individuals for the Justice of the Peace position. All five candidates were very well qualified; three had law degrees, and two have served as judges. He is recommending the appointment of Paul Larsen as Hyrum City's new Justice of the Peace. He was previously the Smithfield City Justice of the Peace and currently lives in Logan.

Councilmember Rasmussen asked if there is any benefit in coordinating with Nibley City for the new Justice of the Peace.

Mayor Howard said there is a benefit in not using the same Justice of the Peace as Nibley, because the Justice of the Peaces could fill in for each other, if needed.

ACTION

Councilmember James made a motion to appoint Paul Larsen as Hyrum City's Justice of the Peace. Councilmember Felix seconded the motion and all five councilmembers voted aye.

BUDGET REPORT.

City Administrator D. Brent Jensen said Mayor Howard instructed City Staff to prepare next year's budget with a five percent cut. There will be no transfers between the enterprise funds to the general fund during this current year. One concern is that water revenues are down, so water rates may have to be adjusted.

Mayor Howard said the main reason water revenues are down is because the JBS Plant has found a more efficient way to utilize the culinary water, so its usage is down.

City Administrator D. Brent Jensen said in conjunction with the Cache Valley Storm Water Fair, Hyrum City employees Jeremy Voth and Ron Salvesen taught over 800 Fourth Grade Students about stormwater. The program is growing every year and the students seem to really enjoy it.

MAYOR AND CITY COUNCIL REPORTS.

Councilmember Woolstenhulme said he is continuing to work on the arrangements for National Night Out Against Crime.

Councilmember Felix said the library is getting ready to kick off its Summer Reading Program. The program has some new additions this year that should be a lot of fun. The closing event will be held at the Logan Aquatic Center and pizza will be served. He recently met with the Senior Board and they have a great group on the board.

Councilmember James said he would like to thank the Mayor for allowing the Council to attend the Utah League of Cities and Towns Spring Conference. The training is always beneficial and informative. Soccer games have started and baseball games will start in May.

Councilmember Miller said the Youth Council is scheduled to help Lincoln Elementary on May 4th, as well as, Canyon Elementary with its carnival on May 18th. The Hyrum State Park has a fun event coming up for Cinco de Mayo. It is focusing on recreation and has invited Hyrum City to have a booth at the event. She will set-up a display booth with pictures and information on Hyrum City's parks and buildings. She recently spoke with Phil Douglas from Hardware Ranch and they are planning on holding the Holiday at Hardware again this year. Also, in two weeks this year's float season begins.

Mayor Howard said the sewer effluent is now being recycled into the irrigation system. This is a great project and is one of the very few that actually pays for itself. The project will save a large amount of money in the cost of chemicals.

City Administrator D. Brent Jensen said that Hyrum City has been paying towards the Hunter Project since 1981 and it is finally paid for. At the time of purchase, Hunter provided about 45% of the City's power now it provides about 15 to 20%.

ADJOURNMENT:

ACTION

There being no further business before the City Council, the Council Meeting adjourned at 7:38 p.m.

W. Dean Howard
Mayor

ATTEST:

Stephanie Fricke
City Recorder

Approved: May 3, 2012
As written