

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD SEPTEMBER 21, 2017,
AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Mayor Stephanie Miller

ROLL CALL: Councilmembers Steve Adams, Kathy Bingham, Jared L. Clawson, Paul C. James, and Craig Rasmussen.

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

OTHERS PRESENT: City Administrator Ron Salvesen, and two citizens. City Recorder Stephanie Fricke recorded the minutes.

WELCOME: Mayor Miller welcomed everyone in attendance and invited audience participation.

PLEDGE OF ALLEGIANCE: Councilmember Rasmussen led the governing body and the citizens in the Pledge of Allegiance.

INVOCATION: Councilmember Adams

APPROVAL OF MINUTES:

ACTION Councilmember James made a motion to approve the minutes of a regular meeting on September 7, 2017 as written. Councilmember Clawson seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed.

AGENDA ADOPTION: A copy of the notice and agenda for this meeting was emailed to The Herald Journal, posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the governing body, and posted at the City Offices more than forty-eight hours before meeting time.

ACTION Councilmember Clawson made a motion to approve the agenda for September 21, 2017 as written. Councilmember Bingham seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed.

AGENDA

8. PUBLIC COMMENT

9. SCHEDULED DELEGATIONS:

- A. Tony Johnson - To discuss historical building restoration in Hyrum City.
- B. Friend Weller - To transfer the City's FCC radio frequency to a non-profit agency.
- C. Dan Larsen, Rolling Hills Subdivision - To request Preliminary Plat approval for Phase IV of Rolling Hills Subdivision consisting of 16 single family lots located at approximately 550 South 400 East.

10. OTHER BUSINESS:

- A. Consideration of reduced sewer rates for assisted living centers.
- B. Consideration and award of bid for the Highline Canal Connection Project.
- C. Mayor and City Council reports.

11. ADJOURNMENT

PUBLIC COMMENT:

Mayor Miller said if a citizen has a question or would like to make a comment to please keep it under three minutes.

There being no public comment, Mayor Miller moved to the next agenda item.

SCHEDULED DELEGATIONS:**TONY JOHNSON - TO DISCUSS HISTORICAL BUILDING RESTORATION IN HYRUM CITY.**

Tony Johnson said he has purchased the historic white building at 5 East Main. This building was originally Hyrum State Bank and wants to restore the building to its original condition. The outside has been covered in other materials and the interior has had some modifications but if he restored the building it would look great. The building could be used as a drive-up bank. The original safe door was donated to the Hyrum Museum and was hoping he would be able to get the safe door back to put in the building. He has the option to purchase the three houses directly north of the building. If he were to purchase these houses he would want to go in and completely remodel them and do a lot line adjustment. In order to make the restoration of the houses cost effective he would need to create an additional lot to build a fourth home.

City Administrator Ron Salvesen said there is not enough property to create a Planned Unit Development and if the property is being

used for residential then the lots have to have a minimum of 82 ½ feet of frontage. There is not enough frontage on Center Street to create a fourth building lot. It would create two lots with approximately 62 feet of frontage.

Councilmember Rasmussen said this is the old part of Hyrum and the lots on City blocks are meant to be larger than subdivision lots. He would not be comfortable changing the ordinance to allow residential lots to have that little of frontage. Hyrum City's residents participated in writing the General Plan and the residents wanted to keep the lots on the old City blocks larger to preserve a rural feel in downtown Hyrum.

The City Council discussed commercial uses that some of the property could be used for.

Tony Johnson said without creating a fourth lot he would most likely not be able to recoup his money. He then asked the City Council if it would be interested in selling him the property that the City owns at the mouth of Blacksmith Canyon with the old power plant on it.

Councilmember Rasmussen said an engineering study was conducted on the old power plant building a few years ago.

City Administrator Ron Salvesen said the property is currently being used as the trailhead for the Blacksmith Trail.

The City Council suggested Tony Johnson meet with City Staff regarding the property and if he was serious about purchasing it to come back to the City Council at a future meeting.

FRIEND WELLER - TO TRANSFER THE CITY'S FCC RADIO FREQUENCY TO A NON-PROFIT AGENCY.

Friend Weller said after working with Hyrum City to get an FCC Radio license the City informed him its insurance provider discouraged the City from having a radio station. The City determined it was not in Hyrum City's best interest to have a radio service. However, he has been working with an attorney on how to get the City's radio licensed transferred so it would not be lost. The attorney advised him that a nonprofit organization could operate the license if the City was willing to transfer the license. He has set up a nonprofit organization and would like the City to transfer its license to it. He asked if the City would be willing to pursue transferring the license rather than letting

the construction permit expire. The construction permit for the license expires soon and in order to meet the conditions of the permit he would need to temporarily erect a tower and antenna at the City's water tank area and operate the radio station for one day. After he operated it for one day he would remove the equipment and file for a permit to remain temporarily silent. His nonprofit company would then work with the City to transfer the license.

ACTION

Councilmember James made a motion for the City to pursue Friend Weller's proposal and allow Friend to run the station for one day on approval and review by the City Attorney and Insurance Company. Councilmember Rasmussen seconded the motion.

Councilmember Rasmussen asked if Councilmember James would consider amending his motion to include the City pursue Friend's request for operation of the radio station for one day and then for the City to consider transferring its license to him. He also asked if that would allow Friend to use the City's water reservoir site on a permanent basis.

Councilmember James said all of those things that Councilmember Rasmussen suggested was already included in his motion as part of Friend's proposal to the City, so there was no need to amend his motion.

Councilmember Rasmussen recommended amending Councilmember James' motion to include that final approval for the license transfer and permanent location come back to the City Council for its approval. Councilmember James accepted Councilmember Rasmussen's amendment to the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed.

DAN LARSEN, ROLLING HILLS SUBDIVISION - TO REQUEST PRELIMINARY PLAT APPROVAL FOR PHASE IV OF ROLLING HILLS SUBDIVISION CONSISTING OF 16 SINGLE FAMILY LOTS LOCATED AT APPROXIMATELY 550 SOUTH 400 EAST.

City Administrator Ron Salvesen said Dan Larsen was not at tonight's meeting but recommended the City Council consider approving the Preliminary Plat for Phase IV of Rolling Hills Subdivision. The Planning Commission is recommending approval of the Preliminary Plat with the following condition that the City Engineer approve the storm water calculations.

ACTION

Councilmember Rasmussen made a motion to approve the preliminary Plat for Phase IV of Rolling Hills Subdivision consisting of 16 single family building lots located at approximately 550 South 400 East with the condition that stormwater calculations be approved the City Engineer. Councilmember Adams seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed.

City Administrator Ron Salvesen said Dan Larsen also approached the City about Kartchner's leasing 17 of Hyrum City's Richmond Irrigation shares for some land it owns in Richmond. Hyrum City was told by the Richmond Irrigation Company Mr. Spackman that he would personally lease Hyrum City's water, but when he contacted Mr. Spackman earlier this month about payment for leasing the shares he was told that the water wasn't needed this year and so he didn't use the City's irrigation shares.

The City Council agreed to lease 17 shares of Richmond Irrigation to Kartchner and to charge Kartchner the amount of the irrigation assessment fee. The City Council also directed City staff to put the remainder of the Richmond Irrigation Shares out for bid on leasing the water shares annually.

OTHER BUSINESS:**CONSIDERATION OF REDUCED SEWER RATES FOR ASSISTED LIVING CENTERS.**

City Administrator Ron Salvesen said he was asked by the developer of Blacksmith Fork Assisted Living Center to consider decreasing the monthly sewer utility rate for assisted living centers. The Blacksmith Assisted Living Center will have 31 single units, 5 double units, and 7 employees for a total of 48 people per month. The average household in Hyrum has 3.2 people living in it and the monthly sewer rate is \$42.13. He recommended the City divide the number of people in the assisted living center by 3.2 to determine the equivalent number of households. The Blacksmith Fork Assisted Living Center would have the equivalent of 15 households, so it would pay 15 multiplied by \$42.13 (the monthly sewer rate for a residential home) for a total of \$631.95 per month.

The City Council recommended City staff prepare a resolution to create a sewer rate for assisted living centers.

CONSIDERATION AND AWARD OF BID FOR THE HIGHLINE CANAL CONNECTION

PROJECT.

City Administrator Ron Salvesen said the City received two bids for the Highline Canal Connection Project. The City Engineer has reviewed the bids and is recommending awarding the bid to LeGrand Johnson Construction.

<u>Contractor:</u>	<u>Bid Amount:</u>
LeGrand Johnson Construction	\$60,532.50
Allied Underground Technology	\$69,781.00

ACTION

Councilmember James made a motion to award the bid for the Highline Canal Connection Project to LeGrand Johnson Construction in the amount of \$60,532.50. Councilmember Bingham seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed.

MAYOR AND CITY COUNCIL REPORTS.

Councilmember Adams asked when the developer is going to landscape around the townhouses on 300 West Main.

City Administrator Ron Salvesen said he has spoken with the Developer about landscaping the area and was told the Developer has someone coming in October to landscape and replace the sidewalk.

Councilmember Rasmussen said he has received concerns about Hyrum City repaving the street on the east and west side of Lincoln Elementary at the same time. He understands construction companies are busy but asked if the City could ask the contractor to make those streets a priority to complete first. The Historic Home Tour and Fall Harvest Festival on September 9 was well attended. The Museum Board is considering hosting an Art Exhibit to showcase the Reflection winners from the schools on the south end of the valley at the Elite Hall.

Councilmember James thanked the Mayor for the opportunity to attend the Utah League of Cities and Towns last week, it was full of a lot of pertinent and useful information.

Councilmember Bingham said the parades are over for this year and she will be busy working on tearing down the old float and rebuilding it for next year. The Hyrum Princess Pageant will be hold on January 27, 2018.

ADJOURNMENT:

ACTION

**There being no further business before the City Council,
the Council Meeting adjourned at 7:45 p.m.**

Stephanie Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder

Approved: October 5, 2018
As Written