

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD AUGUST 17, 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 seven citizens. City Recorder Stephanie Fricke recorded the minutes.

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

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

INVOCATION: Councilmember Clawson

APPROVAL OF MINUTES:

Councilmember Rasmussen recommended amending the minutes of a regular meeting of July 20, 2017 as follows on Page 249, Paragraph 1 in the motion add "4. All basements must be at a minimum level of two feet above the highest groundwater expectation."

ACTION

Councilmember James made a motion to approve the minutes of a regular meeting on July 20, 2017 with the above amendment. Councilmember Adam 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 James made a motion to approve the agenda for August 17, 2017 as written. Councilmember Clawson seconded the motion and Councilmembers Adams, Bingham,

Clawson, James, and Rasmussen voted aye. The motion passed.

AGENDA

8. PUBLIC COMMENT
9. SCHEDULED DELGATIONS:
 - A. Trevor Coleman - To request a Home Occupation Business License at 1391 East 150 South for custom electrical items on ATVs.
 - B. Jesse Smith - To request site plan approval for Smitty's Automotive repair at 175 Hammer Boulevard.
 - C. Suzanne Stout, Neighborhood Solutions - To discuss a program that provides low interest loans for repairs and updates.
 - D. Ross Stenquist, Little Bear Creek - To request approval of an amendment to the Final Plat of Little Bear Creek Subdivision Phase 2.
10. OTHER BUSINESS:
 - A. Consideration and award of bid for the East Hyrum Substation electrical distribution line updates.
 - B. Consideration and award of bid for the Blacksmith Fork Trail Design.
 - C. Consideration and award of bid for culinary water pipeline replacement and storm water drainage projects.
 - D. Consideration and acceptance of improvements in Rolling Hills Subdivision Phase 3.
 - E. Consideration and approval of an offer to purchase Hyrum City's Parcel 01-042-0031.
 - F. Appointment of Youth Council Advisor.
 - G. 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:

TREVOR COLEMAN - TO REQUEST A HOME OCCUPATION BUSINESS LICENSE AT 1391 EAST 150 SOUTH FOR CUSTOM ELECTRICAL ITEMS ON ATVS.

Trevor Coleman said he would like a Home Occupation Business

License to install custom lighting, radios, and other accessory items on ATVs. He would not leave the vehicles outside and they would be stored inside his garage. He doesn't like clutter or junky yards. He will not be working on them past 10:00 p.m. He has a full time job and this will only be a part time side job

ACTION

Councilmember James made a motion to approve a Home Occupation Business License at 1391 East 150 South for custom electrical items on ATVs with the following conditions: 1. All equipment must be stored in garage; and 2. No working on equipment outside after 10:00 p.m. Councilmember Rasmussen seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed.

JESSE SMITH - TO REQUEST SITE PLAN APPROVAL FOR SMITTY'S AUTOMOTIVE REPAIR AT 175 HAMMER BOULEVARD.

City Administrator Ron Salvesen said on August 10, 2017 the Hyrum City Planning Commission recommended site plan approval for Smitty's Automotive Repair at 175 Hammer Boulevard with the following conditions: 1. Building and Fire Codes have to be met; 2. A fence must be installed if there is outside storage; and 3. Landscaped areas be cleaned up and maintained.

Jesse Smith said he has worked at several different car repair shops in the Valley and ten years ago he went out on his own. His business is large enough that he needs a larger shop where he can work on several vehicles. He will have a sign out front of the business with his business name on it.

ACTION

Councilmember Rasmussen made a motion to approve the site plan for Smitty's Automotive Repair at 175 Hammer Boulevard with the following conditions: 1. Building and Fire Codes have to be met; 2. A fence must be installed if there is outside storage; and 3. Landscaped areas be cleaned up and maintained. Councilmember Clawson seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed.

SUZANNE STOUT, NEIGHBORHOOD SOLUTIONS - TO DISCUSS A PROGRAM THAT PROVIDES LOW INTEREST LOANS FOR REPAIRS AND UPDATES.

Suzanne Stout with Neighborhood Solutions explained Neighborhood Housing Solutions Program. It is in partnership with State of

Utah and offers a home repair program to qualified households to assist homeowners in financing home repairs at an affordable interest rate of one to three percent. Payments are based on household income and repayment ability. Eligible repairs include roof replacement, update plumbing, heating, cooling and electrical systems, replace siding, replace windows, eliminate health or safety hazards, and add accessibility features. Mobile or manufactured homes built before 1976 are not eligible. Works has to be completed by licensed contractor.

The City Council suggested Suzanne submit an article with the information she has provided to the City Office and it could be included in the City's newsletter.

ROSS STENQUIST, LITTLE BEAR CREEK - TO REQUEST APPROVAL OF AN AMENDMENT TO THE FINAL PLAT OF LITTLE BEAR CREEK

Ross Stenquist said the Final Plat for Little Bear Creek needs to be amended to change the way the detention pond is maintained. He would landscape and install a sprinkler system in the detention pond but rather than setting up a Home Owner's Association to maintain the pond he wants to include it in with the building lot to the east. It would be sold with the restriction that the property owner had to maintain the landscaping and could not fill it in or put any structure on the detention pond.

Councilmember James said he thinks it would be a great idea but is concerned about what will happen if the owner doesn't maintain the area.

Councilmember Rasmussen said there needs to be strict requirements included on the plat on what is expected of the detention pond lot owner.

ACTION

Councilmember Rasmussen made a motion to approve the amended Final Plat for Little Bear Creek at 275 North 575 West with the following condition: 1. On the Final Plat Notes #5 be amended to read as follows "5. Notice to purchase of Lot 202, Detention Basin and Storm Drain Easement is located within Lot 202 and will be maintained by the owner of Lot 202 as a detention basin. The detention basin will not be filled in, regraded, built upon, or otherwise altered from its intended purpose." Councilmember James seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed

OTHER BUSINESS:**CONSIDERATION AND AWARD OF BID FOR THE EAST HYRUM SUBSTATION ELECTRICAL DISTRIBUTION LINE UPDATES.**

City Power Superintendent Matt Draper said due to the size and unknowns of this project it has been difficult to get actual bids on this project. He requested an outline of construction costs from three electrical companies and only Hunt Electric, and Cache Valley Electric submitted an outline. He recommended going with Hunt Electric because Hunt will allow the City Lineman to help with the work. Cache Valley Electric is union and will not allow the City Lineman to help with the project. The more money that can be saved in labor costs will help the City plus give the City Lineman more experience.

ACTION

Councilmember Rasmussen made a motion to award the bid for the East Hyrum Substation Electrical Distribution Line Updates to Hunt Electric and for labor and materials to not exceed \$500,000. Councilmember Bingham seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed.

CONSIDERATION AND AWARD OF BID FOR THE BLACKSMITH FORK TRAIL DESIGN.

City Administrator Ron Salvesen said the City received three bids from BioWest, Cache Landmark, and JUB. The Committee met and reviewed all proposals before opening the bid tabulations.

<u>Bidder:</u>	<u>Bid Amount:</u>
Cache Landmark	\$37,755.00
BioWest	\$54,992.82
JUB	\$58,012.49

Councilmember Rasmussen said he needed to declare a conflict of interest because the company he works for would be a subcontractor for BioWest. He will abstain from the discussion and voting.

t

ACTION

Councilmember James made a motion to award the bid for the Blacksmith Fork Trail Design for \$37,755.00. Councilmember Bingham seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed.

CONSIDERATION AND AWARD OF BID FOR CULINARY WATER PIPELINE

REPLACEMENT AND STORM WATER DRAINAGE PROJECTS.

City Administrator Ron Salvesen said after going through the bid process for this project the City didn't receive any bids. However, Aqua Engineering then went and approached several who had expressed an interest in bidding the projects. Aqua was told by several companies that they didn't have time to do the project this year but was able to get two quotes from construction companies.

<u>Bidder:</u>	<u>Bid Amount:</u>
Allied Construction	\$469,308.27
Counterpoint Construction	\$805,304.00
<i>City Engineer's Estimate</i>	<i>\$530,000.00</i>

Aqua Engineering has reviewed the bids and is recommending the City award the bid for the 2017 Culinary Water Pipeline Replacement and Storm Water Drainage Projects to Allied Construction.

ACTION

Councilmember James made a motion to award the bid for the 2017 Culinary Water Pipeline Replacement and Storm Water Drainage Projects to Allied Construction for \$469,308.27. Councilmember Clawson seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed.

CONSIDERATION AND ACCEPTANCE OF IMPROVEMENTS IN ROLLING HILLS SUBDIVISION PHASE 3.

City Administrator Ron Salvesen said Rolling Hills Phase 3 is completed and the City Engineer and staff is recommending the City Council accept Phase 3 of Rolling Hills Subdivision.

ACTION

Councilmember Rasmussen a motion to accept the improvements in Rolling Hills Phase 3 upon recommendation by the City Engineer and City Staff. Councilmember Clawson seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed.

CONSIDERATION AND APPROVAL OF AN OFFER TO PURCHASE HYRUM CITY'S PARCEL 01-042-0031.

City Administrator Ron Salvesen said the City has received an offer on the last lot on Main Street near 100 East. The offer is for

\$58,000 for parcel #01-042-0031.

ACTION Councilmember James made a motion to accept the offer of \$58,000 for the City's Parcel #01-042-0031 located at approximately 83 East Main. Councilmember Adams seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed.

APPOINTMENT OF YOUTH COUNCIL ADVISOR.

Councilmember Bingham recommended appointing Kathryn Fielding as a Youth Council Advisor.

ACTION Councilmember Clawson made a motion to appoint Kathrin Fielding as a Youth Council Advisor. 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 said National Night Out Against Crime was a great success. There were over 700 hamburgers served to an estimated 550 people. The Cache County Sheriff's Office did a great job and people enjoyed having the bomb squad there. People enjoyed watching the Armor Combat League. He thanked the City Council for its help.

Councilmember Rasmussen said Museum Director Jami VanHuss will be at the next City Council Meeting to report on the Museum. Jami is hosting an Historic Home Tour on September 9 from 10:00 a.m. to 4:00 p.m. and the Candy Cabin will be open during that time.

Councilmember Clawson said the end of the Summer Reading Program Party was held at the Logan Aquatic Center and it was well attended as usual.

Mayor Miller said there are sidewalks in need of replacement and/or removal in numerous places throughout the City. Some of these areas the trees will have to be removed in order to not lift up the sidewalks in the future. The Road Department is extremely busy so the City will contract with someone to help replaced or grind down sidewalks.

ADJOURNMENT:

ACTION

**There being no further business before the City Council,
the Council Meeting adjourned at 8:20 p.m.**

Stephanie Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder

Approved: September 7, 2017
As Written