

**The Minutes of
Honeyville City Council
January 18, 2023 Regular Meeting**

Mayor Bruce Nelson called the meeting to order at 7:00 p.m.

Present were Mayor Bruce Nelson, Councilmembers

Approximately 5 members of the public were present.

Employees present were: Brittiny Chlarson, Clerk/Recorder
 Wendy Lindauer, Deputy Clerk
 Codey Illum, Zoning Administrator
 Troy McNeely, Public Works
 Zach Nielsen, Public Works

Bruce Nelson offered the invocation and led the group in the Pledge of Allegiance.

Conflict of Interest: None noted.

Public Comment Period: **Mayor Nelson** reported that he had received an email from a citizen with some comments she wanted to make the council aware of. He asked **Ryan A** to summarize the comments made in that email. Ryan reported that citizen Mary Bingham stated that Honeyville is an ag community and felt that because of this they should find ways to support those in agriculture, specifically addressing water overages. She had presented a scenario on how to do this, but it was not discussed further by the council.

**Planning & Zoning Administrator/ Planning Commission Report –
Zoning Administrator Codey Illum & Planning Commission Chair Kenny Funk:**

- A. Planning & Zoning Admin Report:** **Codey I** reported that he has been in contact with attorney David Church and he feels that the lawsuit has been resolved enough that the city can now make changes to the ordinance that defines a fence and a structure.
- B. Planning Commission Report:** **Kenny F** stated that there was a request for a rezone but the Planning Commission tabled the request while the applicant refigures the lots to meet the city's requirements.

Kenny Funk was reappointed as the Planning Commission Chair and Laurie Hunsaker will remain the Vice Chair.

The commission is planning to hold a public hearing in February for the A-Zone. They are also looking into guest house requirements.

Mayor Nelson would like the Planning Commission to define what frontage is. The city attorney has instructed the Mayor that if the city is working on this ordinance then they can hold up an application until it is clarified.

David H asked if the city wanted to put a moratorium on approving guest houses, etc. **Mayor Nelson** asked that it be put on next months agenda as an action item.

City Administration – Mayor Bruce Nelson:

Discussion Items:

- A. Oath of Office Administered 12/30/22:** Brittney Chlarson administered the Oath of Office to Bruce Nelson as Mayor and Ryan Adams as a City Council Member on December 30, 2022.

Council Responsibilities: Responsibilities will stay as assigned, Ryan will take over Bruce's responsibilities with water.

City Council Agenda: The Mayor and Brittney will prepare an agenda a week prior to the city council meeting and send it out to the council to review.

Mayor Nelson also reported that he had received a letter from Century Elementary asking for a donation and that there would be a meeting on the 25th regarding women in leadership if anyone was interested in attending.

- A. Rental Home Bids:** **David H** reported that he had not received any bids for the repairs. He will follow-up with this project.
- B. Secondary Water Ordinance:** **Ryan A** reported that himself, the Mayor and Dana met regarding the secondary water ordinance. The idea introduced was to have people who develop donate secondary water shares or the equivalent to the city. If the home is on a half-acre, they'd donate ¼ share. One acre would require ½ share. Instead of redesigning the ordinance they are looking at other cities who are implementing this already. **Mayor Nelson** stated that the intent now is to start collecting water and put a system in later. They talked about requirements for above the canal, because landowners east of the canal cannot get canal shares. Cameron Drainy from the State advised the city to require designating water for the entire city because they can purchase water shares equivalent to the canal shares. It was also clarified that the water shares would just be required for the property they develop.

- C. Davis & Bott Audit:** The audit has been completed; they will report in February.
- D. Water Usage Report:** The State is requiring the city to submit a water usage report by March. Troy has submitted information to Cameron Drainy with the Division of Water and he is looking at the information to see if it is sufficient for the report.
- E. Planning Commission Member: Mayor Nelson** asked the council if they had any suggestions for the Planning Commission. He stated that he had one citizen show interest in serving, that was Mary Bingham. But he asked that the council email any of their suggestions to him by January 25, 2023.

David H stated that if the city does dissolve the Board of Appeals and use an attorney instead, that some of the members serving on that board may be interested in serving on the Planning Commission.

F. Reconcile Bank Statement – Trevor Gardner

Action Item:

- A. Historical Marker:** Donna H was not present at the meeting to submit her recommendation.
- B. 2023 Projects: Mayor Nelson** would like the council to list projects they'd like to complete within 2023.
 - **General Plan: Mayor Nelson** will reach out to BRAG.
 - **Update City Ordinances:** The City Attorney suggested starting with the Subdivision Ordinances. She estimated that would take about a year to complete that section of the code. She also suggested asking attorney Colt Mund to help with this. **Mayor Nelson** wondered if there was a cheaper way to clean up the ordinances without having an attorney present at the meetings.
 - **Trails Plan: Kory W** stated that the city has grant money to help with this project.
 - **Dale M** reported that there are companies that help find funding for rural areas to update their code.
- C. City Hall Remodel: Mayor Nelson** spoke with the attorney and asked what the proper bidding process is. She stated that the city can go out and get bids from whoever they want for professionals. Jones and Associates has an architect on staff who would be willing to work with the city. **Codey I** shared that he has worked with Seth from Jones and Associates and he spoke highly of him.

Mayor Nelson stated his intent with the remodel is to see what the Fire Department needs, make sure there is a restroom, add a counter with a window so the office staff can deal with the public through a window and to add room to the office preferably enough to have 4 desks in the office. They will also update the conference room with items previously purchased. **David H** suggested 2 projects: 1. Remodel the office section, being specific with square footage and needs. 2. Upgrade the conference room with carpet and audio visual.

DALE MILLSAP motioned to give the Mayor the approval to work with Seth from Jones & Associates to put together a proposal for an office remodel for City Hall. DAVID HOUGAARD seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

- D. Water to 3600 W. South:** The issues of this water line were discussed in the work meeting. It appeared that Dana came up with a workable solution. This would include 10" pipe on 3600 W., 10" under the RR, 10" pipe at the north crossing and restore the current 6" line. The council discussed how they decide which development they financially help with vs. which ones they don't. The grocery store would bring in a tax revenue vs. homes coming in. **Dale M** pointed out that there are other businesses in the industrial area that are in a deficit already that would benefit from this as well.

Jason Hurd addressed the council and was happy that they found a solution to the water issue on the North side of 6900. He wondered if this issue could be resolved in phases. Jason estimated that the grocery store would bring in \$80,000 in sales tax revenue for the city. He's open to a discussion on how to move forward with the waterline.

Mayor Nelson will take point on this project and arrange an appointment with Jason and the Fire Marshal to discuss the water issues in that area. There was further discussion about the possibility of sprinkler systems. **Mayor Nelson** asked Troy and Ryan to get a fire suppression test. After they get this information the Mayor, David H and Jason will meet with the Fire Marshal. **Codey I** stated that the Fire Marshal could quote him some information over the phone.

The council discussed the possibility of using the funds from the Hwy 38 project to fixing the issues under the railroad instead. The council felt that they need to get a bid on the railroad project to see if the current budgeted funds would be sufficient for the project.

- E. Water Rates:** **David H** didn't feel that the city needs to increase the water rates. He felt that the current budget has been working for the city and would continue to keep up with the repairs. **Mayor Nelson** stated that the federal government is requiring the city

to find all the lead joints within the city. Currently the city does not know the timeline when this needs to be completed. **David H** felt that if the city does not get grants for those repairs, then the city will need to bond anyways. **Mayor Nelson** shared that the city is also deficient on 3600 W. That project would be roughly 2 million dollars to update that system. There are other waterlines that are leaking throughout the city. It was estimated that with the current water revenue it would take the city 43 years to fix all the lines. **David H** was very passionate about not raising the rates and felt that the previous discussion about water rates did not reflect accurate information. **Kory W** asked if the city wants to be proactive or reactive. **Mayor Nelson** stated that the previous administration was proactive and the city is sitting well financially. However, they did leave the city with deficient water system. **Trevor G** was initially against a water rate increase, however he felt that Blair presented a good compromise which was presented in the resolution last month and most of the council was against it. It was also pointed out that restricting water and needing funding for the water system are two different goals. **David H** made comments referring to the governors restrictions on wells and did not feel that this is an issue.

Ryan A mentioned that he has heard of a potential water source on the south end of town.

KORY WILDE motioned to table the water rate increase discussion for 6 months. **DALE MILLSAP** seconded the motion. **MOTION DIED** with Dale Millsap for, Trevor Gardner abstained, Kory Wilde for, David Hougaard against and Ryan Adams abstain.

F. City Council Special Meeting Minutes – 11/28/22:

DAVID HOUGAARD motioned to approve the City Council minutes of 11/28/22 as presented. **TREVOR GARDNER** seconded the motion. **MOTION CARRIED** with Ryan Adams abstain, David Hougaard for, Kory Wilde for, Trevor Gardner for, and Dale Millsap abstain.

G. City Council Regular Meeting Minutes – 12/14/22:

DAVID HOUGAARD motioned to approve the City Council minutes of 12/14/22 as presented. **DALE MILLSAP** seconded the motion. **MOTION CARRIED** with Ryan Adams abstain, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

H. Check & Deposit Details – 12/01/22 – 12/31/22

David H asked about the opening and closing fees for burials. He wondered if those rates covered the expense that is imposed on the city. It was reported that the city had previously gathered information from surrounding cities and based their rates off of that information.

DAVID HOUGAARD motioned to approve the Check & Deposit Details of 12/01/22 – 12/31/22 as presented. DALE MILLSAP seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

Public Health & Safety/Buildings & Equipment – Councilmember David Hougaard:

Nothing to report at this time. However, he did ask if the fire hydrants fall under public health and safety or under water. In the past it was under the water department.

Parks & Cemeteries/Youth City Council – Councilmember Trevor Gardner:

- A. Pavilion at East Park:** The pavilion is in this year's budget so Trevor would like to be ready for this project in the spring.
- B. Improvement on East side of Honeyville Cemetery:** There is a need to clean up the area between the canal & Honeyville Cemetery, but Trevor was unsure what the city could put there to control the weeds in that area.

General Community Events/Planning Commission – Councilmember Kory Wilde:

Nothing to report at this time.

Water Systems & Drainage – Councilmember Ryan Adams:

- A. Learn Water System:** Ryan would like to ride along with Troy and Zach and learn about the water system.

Streets & Roads/Mosquito Abatement/City Communications – Councilmember Dale Millsap:

- A. Security Cameras at Shop:** Dale will meet with Troy and get the shop cameras up and operating.
- B. Potholes:** Purchase materials for pothole repairs this spring.
- C. Stop Sign on Windy Poplars:** A stop sign was knocked down on the end of Windy Poplars.

ACTIONS FROM January 18, 2023:

BRUCE: Meet with BRAG regarding General Plan. Contact Seth with Jones & Associates for Architect Work. Set up meeting with Fire Marshal & Jason Hurd. Contact Dana about switching water projects.

TROY: Get a fire suppression test on 3600 W.

DAVID: Get bids for rental home repairs.

A closed meeting was discussed, however the discussion item did not fall under the requirements for a closed meeting.

KORY WILDE motioned to adjourn at 9:00 p.m. DALE MILLSAP seconded the motion.
MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for, Trevor Gardner
for and Dale Millsap for.

Meeting Adjourned at 9:00 p.m.

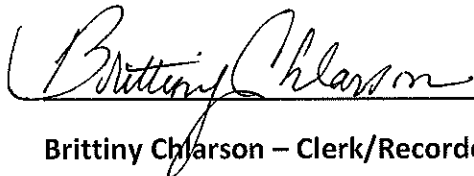
The foregoing minutes were taken and typed by Brittiny Chlarson.

I certify these minutes to be true and accurate to the best of my knowledge.

ATTEST:

DATE APPROVED: 2/8/23




Brittiny Chlarson – Clerk/Recorder


Bruce Nelson - Mayor