

**The Minutes of
Honeyville City Council
April 12, 2023 Regular Meeting**

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

Present were Mayor Bruce Nelson, Councilmembers Ryan Adams, David Hougaard, Kory Wilde and Trevor Gardner. Councilmember Dale Millsap was excused from this meeting.

Approximately 4 members of the public were present.

Employees present were:

- Brittany Chlarson, Clerk/Recorder
- Codey Illum, Zoning Administrator
- Blair Perry, Treasurer
- Troy McNeely, Public Works
- Wendy Lindauer, Deputy Clerk

Ryan Adams offered the invocation and led the group in the Pledge of Allegiance.

Conflict of Interest: None Noted.

Public Comment Period: **Blair Perry** addressed the council and stated that as he participated in the city clean-up last year, he noticed that a lot of the roads were not being trimmed and maintained. The roads he was working on were State roads, but he wondered why Honeyville had been skipped over. He asked that the State Road Department be contacted to see if Highway 38 from 6900 N. continuing North and 6900 N. continuing West, could be mowed this year.

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

A. Planning & Zoning Admin Report: Codey I

- **ADU's:** **Codey I** has been informed that there are a few people who stated that they will be submitting a CUP requesting to live in a trailer on their property. **David H** stated that this does not fit the code.
- **SB-174:** The legislation is wanting to pass new rules that will change the way the city handles the subdivision process which will have a huge impact on the city and staff.

B. Planning Commission Report: Kenny F

- **Kennel Permit:** The Planning Commission recommended approval for the Derek Farr Kennel Permit application allowing him to have up to 6 dogs.

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- **ADU/CUP:** The Planning Commission will have this on their upcoming agenda with the intent to have a 6-month moratorium on these types of applications while they address the current code. **David H** stated that the Ombudsman's office said that this can be put into place if 3 councilmembers vote on it. But an application that is submitted will still need to be addressed.
- **Flag Lot Discussion:** The Commission will be discussing the Flag Lot ordinance per a citizen's request.

City Administration – Mayor Bruce Nelson

DISCUSSION ITEMS:

- A. **City Hall Remodel:** **Dave H** reported that he spoke with Seth at Jones and Associates and he would have a design ready by May's City Council meeting.
- B. **Award General Plan Update:** **Mayor Nelson** reported that he signed a contract with Rural Community Consultants who will begin working on the general plan.
- C. **Spring Clean-Up:** **Mayor Nelson** spoke with Rupp's to see if they would be willing to have dumpsters available on May 19th, 20th and 22nd from 7:00 a.m. – 7:00 p.m. to haul trash to the dump during the city clean-up. The dump will allow the city to dump for free during those days. It was also clarified that there are cameras at the shop to make sure people are not dumping outside of those hours.
- D. **Compliance for Ordinances:** **David H** reported on section 4 of Honeyville City's Code. Specifically, section 4-2-5. He expressed that if these ordinances are not enforced then there will not be any change. Dave will help generate a letter to go out in the water bill stating that after the city clean-up the city will be actively enforcing these ordinances.
- E. **Highway 38 Waterline Project Meeting:** The premeeting will be held at City Hall on April 13th at 1:00 p.m.
- F. **Rural Water Meeting – Improve Water System:** Curt with Rural Water informed the Mayor that there is money available to help the city with their projects. He will be meeting with the Mayor, Ryan & Troy to present these options.
- G. **4th of July Committee Status:**
 - **Ryan Adams:** Will meet with Mayor and go over his assignments.
 - **David Hougaard:** Will be out of town on the 4th. He will coordinate with Trevor to make sure his assignment is covered.
 - **Trevor Gardner:** Looking for a Grand Marshal for the parade.
 - **Kory Wilde:** The rodeo will be on the 8th or 15th depending on when the stock contractor is available.
- H. **Fire District Contract:** Last month the City Council agreed on a lease amount for equipment, the city attorney, Amy Hugie, will draw up a contract for this. However, they still have come to an agreement on what the building lease should be.

The Mayor also asked Dave to go through the fire equipment with Jordon Anderson and make a list of what is the city's and what is the Fire District's.

ACTION ITEMS:

- A. Amend Land Use Code Chapter 10: Agricultural Zones – Ordinance 2023-01:** No action taken tonight. Need to speak with attorney Amy Hugie to make sure it was passed correctly.
- B. Frontage Road to Old Bear River Bridge:** The city recorder read councilmember **Dale Millsap's** email regarding the vacating of the road. In that email he expressed that he would recommend the council allow the individuals to start their petition to vacate the road and to appear before the Planning Commission. **Mike Ravensberg** presented a packet of information to the City Council. They have a working document which shows the vacate request and descriptions. It is ready to present to the Planning Commission. He reminded the council that it is a dead-end street.

DAVID HOUGAARD motioned to approve the form presented from landowners requesting the road vacation as an appropriate way to move forward with the petition. KORY WILDE seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for and Trevor Gardner for.

- C. Water Usage – Peak Water Flow:** The Mayor has been working with Cameron Draney from the State to make sure the city is compliant with the required water usage reports that the State is requiring. The city needs to provide how much water they are using along with the peak waterflow. Currently the city gets 3-4 readings a week, but the State will not allow that. **Troy M** reported that if the city upgraded the current scada system then they would be able to monitor this daily. He also stated that they would need a new flow meter on the springs. He figured this would be around \$10,000.00. The State wants to pinpoint the exact day with the maximum flow of water.

KORY WILDE motioned to comply with the water usage reporting and to approve the funds required to get the system up to date. DAVID HOUGAARD proposed an amendment to the motion reflecting that the city is allocating funds from its tax payers in order to comply with a State unfunded mandate. The amendment was not accepted. RYAN ADAMS seconded the original motion. MOTION CARRIED Ryan Adams for, David Hougaard against, Kory Wilde for and Trevor Gardner for.

Blair P asked which fiscal year they'd like to take the funds from. **Troy M** reported that the meter has already been ordered. **Blair P** encouraged the council to get this done as soon as possible and informed the council it would not be a problem to proceed with this in the current fiscal year. **Ryan A** expressed that it was important to have this

information, not only for the state mandate but to have a good data base of the city's water in order to protect it from the increasing demands from developers.

- D. **Employee Handbook:** Mayor Nelson wanted to make a few small changes to the existing edit suggestions. He also asked if moving forward the City wanted to include Juneteenth as a formal holiday. He suggested approving the holidays yearly. Blair P suggested the City acknowledges a certain number of holidays and then approve the formal holidays each December for the upcoming year.
- E. **City Owned Rental Home:** David H investigated companies that move homes and found that this is a viable option however, he did not get a cost estimate on this. He didn't feel that dumping a large amount of money into a rental home would be a good use of tax payers' money. Dave recommended selling the home to be relocated however, if the home does not sell, then he'd recommend selling the house and the property. Mayor Nelson asked what the city could buy or sell without holding a public hearing. The city may have a specific policy to follow, this would need to be researched. The council questioned where the funds from the sale of this house would be allocated. Blair P clarified that it would go into the general fund account.

DAVID HOUGAARD motioned to sale the city owned House and Property with the minimal amount of land to meet the zoning ordinances and also have the proper setbacks. He also motioned to prepare the yard for the sale by cleaning up old bushes and that the city would follow all State requirements for selling a government property. TREVOR GARDNER seconded the motion. MAYOR NELSON recommended finding out what requirements the city would need to follow before proceeding with this motion. The council continued debating the issue and was indecisive on how they wanted to vote. DAVID HOUGAARD WITHDREW HIS MOTION.

- F. **UTOPIA:** Mayor Nelson reported that UTOPIA contacted the city requesting to put a cable on the City's right of way to run a cable to the school. The Mayor has talked with Dana, the city engineer and she is not recommending a bond because this project is aerial. Kory W felt that a bond would be good to protect the city. Trevor G wanted more information on why Dana would not require a bond. Codey I recommended that the City negotiate with UTOPIA and get a cable run to City Hall. Mayor Nelson clarified that the city would not receive any funds from UTOPIA from running a cable in the city's right of way. UTOPIA will be running their line on the power poles, similar to what other cable companies do. Trevor G felt that there should be some benefit to the city if they allow UTOPIA to run its lines within city limits. Mayor Nelson will invite UTOPIA to the May City Council meeting so that the council can ask questions and gain clarification.

G. City Council Regular Meeting Minutes – 03/08/23:

DAVID HOUGAARD motioned to approve the Regular Meeting Minutes of 03/08/23 as presented. KORY WILDE seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for and Trevor Gardner for.

H. City Council Work Meeting Minutes – 03/29/23:

The council discussed amending the minutes to reflect a comment made about good ethical behavior displayed by the city recorder. The city recorder stated that she left the meat of the discussion, but just left her name out.

TREVOR GARDNER motioned to approve the Work Meeting Minutes of 03/29/23 as presented. RYAN ADAMS seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard against, Kory Wilde for and Trevor Gardner for.

I. Check & Deposit Details – 03/01/23 – 03/31/23:

RYAN ADAMS motioned to approve the Check & Deposit Details of 03/01/23 – 03/31/23 as presented. TREVOR GARDNER seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for and Trevor Gardner for.

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

- A. **Follow Up Action Clarification:** David H will meet with Jordon Anderson to review fire equipment, research next steps for the rental home, and will have a letter for Brittny to put in the water bill regarding the city clean-up and nuisance ordinances no later than April 19th.

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

- A. **Parks & Cemeteries:** Everything is starting to green up and will keep the Public Works employees busy getting them ready for summer activities.
- B. **Youth City Council:** Trevor G asked that the council let him know of any activities or projects that they would like the youth council to be involved in.

General Community Events/Planning Commission – Councilmember Kory Wilde:

- A. **Easter Egg Hunt:** It was reported this activity was a success and the Youth Council was a great help.
- B. **4th of July Assignments:** Kory W asked for clarification on whether he was in charge of the trap shoot this year. He has already been working on finalizing details for the rodeo as reported earlier in the meeting. **Mayor Nelson** informed him that he is in charge of the trap shoot. He also stated that the trails information needs to be on next months

agenda. The recorder requested that the information be provided to her as soon as possible if a public hearing is required, as this does take her some time to post noticing.

Water Systems & Drainage – Councilmember Ryan Adams:

- A. **Upcoming Meetings:** Ryan A will attend the upcoming water meetings and will bring the information he has collected to those meetings.

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

- A. **Mayor Nelson** reported that he attended a meeting and was informed that there are funds available that the city is not utilizing. He would like to see a list of roads that need improvements and that the city start applying for these funds.

ACTIONS FROM APRIL 12, 2023:

1. **Bruce** – Work with Rupp’s & the County for the Spring Clean-Up
2. **Troy** – Create sign for clean-up day
3. **Dave** – Letter to enforce ordinances
4. **Dave & Jordon** – Go through equipment
5. **Dave** – Look into rental home and have recommendation
6. **ALL** – Walk through rental home before next meeting.
7. **Bruce**- Invite UTOPIA to May’s meeting
8. **Kory** – Meet with Brittny to generate flier for Clean-Up Day including that the shop is under surveillance.
9. **Bruce** – Contact the Sheriff’s department for extra patrol during clean-up.

KORY WILDE motioned to enter a Closed Meeting to discuss litigation at 8:58 p.m. TREVOR GARDNER seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for and Trevor Gardner for.

Mayor Nelson excused the public and employees but asked Brittny the city recorder to stay.

The Council entered a Closed Meeting at 8:58 p.m.

The Council re-entered the Open Meeting at 9:14 p.m.

RYAN ADAMS motioned to close the Closed Meeting at 9:14 p.m. TREVOR GARDNER seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for and Trevor Gardner for.

DAVID HOUGAARD motioned to adjourn at 9:14 p.m. KORY WILDE seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for and Trevor Gardner for.

Meeting adjourned at 9:14 p.m.

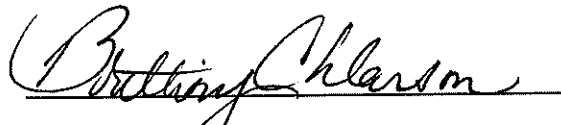
The foregoing minutes were taken and typed by Brittiny Chlarson.

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

ATTEST:

DATE APPROVED: 5/10/23




Brittiny Chlarson – Clerk/Recorder


Bruce Nelson - Mayor