

**The Minutes of
Honeyville City Council
September 13, 2023 Regular Meeting**

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

Present were Mayor Bruce Nelson, Councilmembers David Hougaard, Kory Wilde, Trevor Gardner and Dale Millsap. Ryan Adams was not present.

Approximately 6 members of the public were present.

Employees present were: Brittany Chlarson, Clerk/Recorder
 Wendy Lindauer, Deputy Clerk
 Codey Illum, Zoning Administrator

Kory Wilde offered the invocation and led the group in the Pledge of Allegiance.

Conflict of Interest: None Noted

Public Comment Period: **Mary Bingham** addressed the council regarding the city owned property on the corner. She expressed concern about it being sold and becoming an eye sore. She felt that it could be a great asset to the community in the future.

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

- A. **Zoning Admin Report:** **Codey I** reported that he met with the Mayor and John Arbon. John has changed his application to build one home rather than three. Instead of dedicating a road he would rather have a road easement (this option is stated in section 10-22-14). That easement will need to be approved. Codey I has reached out to the city attorney to see how the city should proceed. There was further discussion about the water situation in that area and what an easement would look like if the council decided to approve that request.
- B. **Planning Commission Report:** **Kenny F** reported that the Commission voted on a road vacation in last months meeting. He also stated that they are 90% complete with the ADU ordinance. The commission is also about 75% finished with the floodplain ordinance and will begin working on the ordinance addressing living in RV's. Kenny stated that they will be mimicking the Corinne City's code.

City Administration – Mayor Bruce Nelson

Discussion Items:

- A. **General Plan:** Mike Hansen is wanting to hold a public hearing for the General Plan in Planning Commission this month. The city attorney, Amy Hugie, will review this plan. She wants to wait until the public hearing is held to review it. If there are a lot of redlines the commission may need to hold a second public hearing in October. **Mayor Nelson** stated that he is not comfortable with the A-5A so there may be some changes to that code in the General Plan. **Kenny F** also stated that he wanted to address the floodplains within the plan possibly suggesting that A-5A is not allowed in the floodplain area. **Mayor Nelson** stated that he is not a fan of the A-5A because he feels that it could become too dense in certain areas. **Trevor G** felt that there are more issues with the A-20 zone than the A-5A. **Mayor Nelson** is going to talk to Mike Hansen about these concerns.
- B. **City Owned House:** The council voted to put the city owned home up for sale and keep some property to create a city access for future use. They did some research about where the septic tank and drain field are located. They found out that the septic tank and drain field are on the North side of the house. **David H** stated that they could disclose where the septic tank and drain field are located and inform potential home buyers that it would be their responsibility to relocate those things if there is an issue. **Mayor Nelson** also stated that another issue with that home is that there is a fuel tank that was used to heat the home at one point and it is buried on the north side of the home. Residents were under the impression that the previous renters were asked to move. **Mayor Nelson** explained that the city voted to raise the rent for the previous renters and the renters decided to look elsewhere. **David H** researched the expense to fix it up the home to rent it and those costs were so high that the council decided to put the home up for sale. **Mary Bingham** stated that she would like to gather a petition against selling the home. Mayor Nelson did not have an issue with her doing this. **Dale M** stated that he was not present during the meeting where the council decided to sale the home. Had he been here he would have suggested tearing the house down and keeping the property. However, he also expressed the importance of following through with issues that the council has already decided on. **Mayor Nelson** struggles with the idea of tearing down a home that has value. **Shawn Beckemellom** asked exactly what would be sold with the home. **Mayor Nelson** stated that the council is still debating on exactly where the property line will be and what the city will keep. He also asked that Dave H present his suggestion for this property in next month's meeting.
- C. **Schedule Canvass Meeting for Primary Election:** A Canvass Meeting has been scheduled for Tuesday, September 19, 2023 at 7:00 p.m.
- D. **General Election:** The General Election will be held November 21st. Those who are running in the General Election can submit a bio to the city, in the same format that is put on the Lt. Governor's website, to go out in November's water bill.

- E. **Compliance to City Ordinance:** Individuals who have been notified that they are out of compliance and were given a certain amount of time to become compliant, but have not done anything have had their names submitted to the attorney and court dates should be set for the end of the month.
- F. **City Hall Remodel:** Mayor Nelson added a drinking fountain to the plans for the City Hall remodel. They also changed the outside access door from the clerk's office to the Mayor's office.
- G. **Reconcile Bank Statement – Kory Wilde**

ACTION ITEMS:

- A. **Request to Vacate Road from Honeyville City to Landowners:** **Kenny F** stated that the Planning Commission held a public hearing. There was not a lot of attendance from the public. The Commission voted unanimously to vacate the road to the land owners. **David H** stated that in Brigham City by watery lane was a public road, the piece on the east side of the freeway was given to the landowners and then later the piece on the west was given to landowners. Now the city is trying to develop that land and they no longer have control over this road. He is reluctant to vacate this if it would be useful to the city in the future. **Mike Ravenburg** presented the most recent survey of the property. There is a legal description of an access easement. This is required per Honeyville City Ordinance to make sure all landowners have legal access to their property. He suggested having a new survey where new stakes are laid out that the city could also go and look at it. The road will remain a road, the landowners just want to be able to clean up that area and keep the garbage out of it. **Kory W** didn't see the benefit for the city to keep the road. **Dale M** expressed that the city would be giving up their right to access that area. He wondered if the city could maintain ownership, but grant the landowners an easement and allow them to lock the gate. **Trevor G** stated that if the city maintains ownership when a wrong is done on that road it would fall on Honeyville City. By granting a vacation the landowners would be responsible for the problems on this road. **Rich Shaw** informed the council that they have had all kinds of issues on that property a recent one was that an individual dumped all of his construction materials in the silage pit on the property. **Kellie Shaw** explained that when you get off the road and go to the north, the city still does not have access to the river. The only way to get to the river is to cross private property. The road is a dead end. The landowners are still responsible for anyone who is injured on their property. They have had issues of poaching and drug deals down in that area. It has become a public nuisance.

Dave H wondered if the city would actually maintain that road if they were to keep ownership. **Dale M** stated that he felt that they are missing the point and that the city locks up the shop so he didn't see why they couldn't lock the gate to the property. **Trevor G** felt that everyone is making this more complicated than it needs to be. He

wanted to stay small government and not overreach. **Kory W** stated that he doesn't feel the city has the means to take care of the issues in that area.

KORY WILDE motioned to approve the road vacation to the landowners by the Bear River on the West side of town as presented. TREVOR GARDNER seconded the motion. DALE MILLSAP asked for an amendment to the motion requesting for a city access. KORY WILDE denied the amendment. MOTION CARRIED with Dale Millsap against, Trevor Gardner for, Kory Wilde for and David Hougaard for.

B. Pickleball Court Repair Bid: The lowest bid the city received to repair the pickleball court was \$11,858.00. **Mayor Nelson** felt that if the city owns facilities, they need to maintain them. **Kory W** suggested asking Brigham City who they use for their pickleball maintenance. Trevor G will work on getting more bids.

C. County Master Water Plan: **Mayor Nelson** stated that the county commissioners would like input regarding a County Master Water Plan from city councils and not just the Mayor's. There will be a kick off meeting November 2, 2023 to allow all the city's to be represented. Bear River Water Conservancy District is willing to put of a quarter of a million for this project, they have also applied for a grant. Final approval of the grant will not come until October. The County Commissioners said they would find the money. Commissioner Bingham does not want any outside entity influencing the issue.

DAVID HOUGAARD motioned to support the proposed Box Elder County Water Master Plan if it requires no money from Honeyville City. If they request funds it will need to go before the council for approval. Also, the board cannot impose regulations on how individual water companies manage their water systems. KORY WILDE seconded the motion. MOTION CARRIED with David Hougaard for, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

D. Change Order #1 – Water Line Extension Along SH 38:

Mayor Nelson stated that there was an upcharge for personal protection that was not included in the bid along with a power pole that would require a change order.

DALE MILLSAP motioned to approve the Change Order #1 from Newman Construction regarding Water Line Extension along SH 38 as presented. DAVID HOUGAARD seconded the motion. MOTION CARRIED with David Hougaard for, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

E. Reconciliation Change Order – Water Line Extension Along SH 38:

Mayor Nelson shared that there were three locations where pipe comes under the highway to get water to the west side of the road. In all of those locations the pipe was in a steel

casing. They could not see the purpose in disturbing those lines because the line is already looped so this decreased some of the projected expenses.

DALE MILLSAP motioned to accept the Reconciliation Change Order from Newman Construction for the Water Line Extension along SH 38 as presented. KORY WILDE seconded the motion. MOTION CARRIED with David Hougaard for, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

F. Mayor Compensation: - City Administrator

Mayor Nelson felt that the city has come to a place where either the city needs the Mayor to act as the city administrator or they need to hire a city administrator. However, if they Mayor does both he will need to be compensated. The ordinance can be written stating two different pay schedules. **Kory W** supported raising the Mayor stipend and creating a separate pay scale for the City Administrator. **Dale M** stated that each Mayor will have a different approach. He expressed concerns about Honeyville City's budget. **Trevor G** felt that the council members need to step up and take some of the weight off of the Mayor. He was wondered how this would look administratively, because the Mayor is over employees so he wanted to know who he would be working for if he took over the role as City Administrator. **Kory W** expressed that having more eyes on a situation could help prevent bigger issues down the road. **Codey I** stated that hiring a City Administrator is very costly. He felt it was more cost effective to utilize the Mayor and increase his compensation. **Mayor Nelson** suggested leaving the stipend the same and make a recommendation for the City Administrator compensation or he will step back and quit doing as much work. **David H** asked Mayor Nelson to push all responsibilities on to the council member over their respective areas and then revisit this issue. **Mayor Nelson** stated that they have discussed this for too long. If the council wants to address this in the future they will need to ask to have it on the agenda.

G. City Council Regular Meeting Minutes – 07/12/23:

DAVID HOUGAARD motioned to approve the Regular Meeting Minutes of 07/12/23 as presented. TREVOR GARDNER seconded the motion. MOTION CARRIED with David Hougaard for, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

H. City Council Regular Meeting Minutes – 08/09/23

TREVOR GARDNER motioned to approve the Regular Meeting Minutes of 08/09/23 as presented. DALE MILLSAP seconded the motion. MOTION CARRIED. with David Hougaard for, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

I. Check & Deposit Details – August 2023

DALE MILLSAP motioned to approve the Check & Deposit Details for August 2023 as presented. KORY WILDE seconded the motion. MOTION CARRIED with David Hougaard for, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

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

- A. Equipment:** The Public Works employees feel that a new lawn mower is a higher priority than a mini-ex. **David H** will apply for funds for both pieces of equipment.
- B. Mini-Ex:** David H spoke with a friend and they suggested leasing or buying an off brand mini-ex rather than buying one that has been used.

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

Nothing to report at this time.

General Community Events/Planning Commission – Councilmember Kory Wilde:

- A. Floodplain Ordinance:** Kory has been working with the Mayor, Dana & Kenny to update the floodplain ordinance.

Water Systems & Drainage – Councilmember Ryan Adams:

Ryan was not present to report at this meeting.

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

- A. Streets & Roads:** Dale will reach out to the land owners of the road vacation and figure out the next steps in this process.
- B. Sidewalk Clean-Up:** **Trevor G** stated that sidewalks were put in front of farm ground and wondered who should maintain that. **Kory W** stated that it is common in most city ordinances that it is the landowner's responsibility to maintain that sidewalk. There was further discussion regarding this issue.

ACTIONS FROM SEPTEMBER 13, 2023:

Bruce – Talk to Mike about A-20

Dave – Recommendation for City owned Home

Trevor – Look into Pickleball Court improvements

DALE MILLSAP motioned to adjourn at 9:44 p.m. KORY WILDE seconded the motion. MOTION CARRIED with David Hougaard for, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

Meeting Adjourned at 9:44 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: 10/11/23



Brittiny Chlarson
Brittiny Chlarson – Clerk/Recorder

Bruce Nelson
Bruce Nelson - Mayor