

**The Minutes of
Honeyville City Council
May 8, 2024 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, Trevor Gardner and Dusty Bingham.

Approximately 16 members of the public were present.

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

Trevor Gardner offered the invocation and led the group in the Pledge of Allegiance.

Conflict of Interest: None Noted

Moment of Silence in remembrance of Dennis Harper's passing as he did so much for the community.

Public Comment Period:

Donna Hunsaker with the Daughter's of Utah Pioneers requested that the city consider turning the Hunsaker home into a museum. She stated that Daughter's of Utah Pioneers is non-profit, but that there are grants available to help with these types of projects.

Mary Bingham shared her thoughts regarding the city owned home and property. She stated that she feels the city property is a good property. She felt that it is a good asset to keep within the city.

Zoning Administrator/Planning Commission Report: - Codey Illum & Laurie Hunsaker

- A. Zoning Admin Report:** Codey Illum reported that there were no new building permits since the last meeting. He also stated that he is formally resigning as the zoning administrator. He has enjoyed serving the community, but he feels that now is a good time to move on.
- B. Board of Appeals Report:** Codey Illum reported that that there were two separate issues during the Board of Appeals meeting. One was to address a development request on Salt Creek Road and another was a variance request from a landowner who had a

horse on a property that is not zoned for horses. Codey suggested to the Council that they do away with the Board of Appeals and replace it with a Land Use Attorney. This would be a better protection for the city.

- C. **Planning Commission Report: Laurie Hunsaker** reported that the ADU Ordinance is ready to go and will hold a public hearing in their next meeting. She also stated that they will be holding a public hearing for the RV Ordinance. Laurie requested a training from the Ombudsman's office and will extend an invitation to the council and .
- D. surrounding communities when she has that date available.

City Administration – Mayor Bruce Nelson:

Discussion Items:

- A. **4th of July Follow Up** – Public Works is working to get things ready for the 4th. And the Mayor assumed the council members were on top of their assignments.
- B. **Volunteers for Survey and Average Income** – There are 4 reasons the city cannot get grants. 1. The water rates are too low. 2. The city tax rates are too low. 3. The city's debt is too low. 4. And last, the citizens average income is too high. As of right now the most straight forward thing the city can do is to take a survey regarding citizens average income to see if what is currently reported is accurate. Initially the plan was to gather this information in April. However, the appropriate paper work was not presented to the city in time for the proposed survey date. Once that paperwork is received the city can then move forward with the survey. The Mayor would like to get a grants for pipe that has lead joints in it and for upgrades to the spring collection systems.
- C. **City Clean Up** – This will take place May 17th, 18th & 20th. The cut off time is noon on the 20th. There will be dumpsters at the City Shop where there will be someone there to help the citizens.

FRIDAY EVENING SHIFT: Trevor & Ryan

SATURDAY MORNING SHIFT: Kory & Dusty

SATURDAY AFTERNOON SHIFT: Bruce & David

- D. **3600 W. Drainage Grant: Ryan A** reported that a grant has been approved for the north end, this will happen in 2 phases. This will take the water from that area and drain into the Salt Creek. **Dusty B** reported that there is a ditch on the south end and he suggested considering filling that in to widen the road in that area because it is extremely narrow.
- E. **Budget Work Meeting:** This meeting was scheduled for May 15th at 7:00 p.m.
- F. **Reconcile Bank Statement – Trevor Gardner**

Action Items:

- A. **SCADA System – Terry Wyatt** a representative for Golden Spike Automation expressed concerns about the current SCADA system. The initial SCADA system was installed in 2010 under the Windows 7 program. If the computer dies the city would be running blind because this program is no longer available. He suggested purchasing a new

computer and then upgrade the new software on the new computer. The alarming system software is billed yearly.

- B. City Attorney – Changing Firms:** Colt Mund will be changing firms the end of May. The City has a couple of options. They can keep Colt and sign a contract with the new firm, the city can stay with Mann, Hadfield and Thorne or they can RFP for a new attorney. **Mayor Nelson** recommended keeping the contract with Colt. He has been impressed with his work.

DUSTY BINGHAM motioned to keep Colt Mund as the City Attorney and to update the contract to include the new firm he is working with. KORY WILDE seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dusty Bingham for.

- C. Capital Facility Water Plan:** **Mayor Nelson** reported that himself and Ryan met with Dana, the city engineer and she presented three options to the city. The council needs to make a recommendation on which option they would like to move forward with. Option 1: Anyone who builds a home after the approval date of the plan would be required to provide secondary water to water outside of their home. Option 2: If one house is built, that home can use culinary water for outside water use, but a subdivision with two houses or more then those homes would be required to use secondary water. Option 3: Would allow 2 houses to use culinary water for outside water use, but any subdivision larger than that would be required to have secondary water. **Trevor G** was concerned about the ability to have secondary water east of the canal. There were a couple of different options suggested. **Ryan A** reported that if the city adopts a secondary water system the city will be ok. However, if they do not adopt a secondary water system the city would run into issues storing water. This issue will significantly affect impact fees. **David H** stated that there are a lot of properties where the land was sold separately from the water rights. **Ryan A** stated that there are two subdivisions in town that applied secondary water systems into their subdivision process and it seems to work really well. As of right now, there can have 67 more homes can be built before the current water storage becomes inadequate. **Mayor Nelson** reported that JUB came to city council a few years ago and mentioned that there will be some grant money available to help create this system. The build out plan is based off of the current zoning. If this zoning changes this would change the suggested build out. **Trevor G** did not feel comfortable requiring secondary east of the canal. **Mayor Nelson** felt that if a big subdivision came in that they should be required to contribute to a secondary system. **Ryan A** suggested removing option 1 and making a decision between option 2 & 3. **Ryan Gardner** a citizen of Honeyville expressed that he felt that if an individual builds a home, they should be able to use culinary water, but if a subdivision comes in, he felt that the contractor's should be responsible to provide the secondary water.

D. Decision on City Owned Property: Mayor Nelson stated that a few months ago the council had decided to sale the city owned home. There were a few things that needed to take place before they could do this. **Dusty B** felt that if they get rid of that property, they would regret it in the future. **Ryan A** stated that he walked through the home with Dusty and felt it is a difficult issue. **David H** stated that to get it legal to rent they would need to address mold, asbestos and the holes in the floor along with electrical. The bids were roughly \$100,000.00 not including electrical issues. He felt that there are two different thought processes. One is that if you get land you should hold onto it. There is another train of thought that in the future they may not even know where the center of Honeyville will be. **Dusty B** stated that they do have the general plan to refer to as they plan for the future needs of the city. **Mayor Nelson** reported that the home could be moved, but the city would not make any money off of that. **Blair P** the city treasurer looks at it from a different perspective. He feels that the house should be taken down and then the city could decide if they want to sell the property or keep it. He feels that fixing the home up is a poor investment. **Mayor Nelson** felt that there were two options, tear it down or sale it. **Trevor G** felt that there is a third option, which is to fix it up. **Blair P** felt that the city is not in the business of renting and he felt that the council's attention should be spent in other areas. **Shawn Beckemellen** a citizen of Honeyville, asked what would be sold if they did sale the home. **David H** responded that the city would be selling .5 acre. **Shawn Beckemellen** stated that he would like to buy property if the city is selling, if not he wants the council to be aware that he is constantly kicking people off of that property. Having that home vacant is an issue. **Dave Forsgren** another Honeyville citizen who formerly served as a Mayor, stated that when the city bought the property from the Hunsaker's it was surveyed. He reported that the remaining property was saved for a future city office. He stated that the house sits on eight tenths of an acre. **David H** stated that the city has subdividing that lot since that time and it now sits on .5 acre. **Shawn B** asked what the plan would be for the property between that home & his property. It was clarified that the city would keep that as a potential entrance.

E. City Council Regular Meeting Minutes – 04/10/24

DAVID HOUGAARD motioned to approve the 04/10/24 minutes as presented. TREVOR GARDNER seconded the motion. Ryan Adams abstained, David Hougaard for, Kory Wilde abstained, Trevor Gardner for and Dusty Bingham for.

F. Check & Deposit Details – April 2024

DAVID HOUGARRD motioned to approve the April 2024 Check & Deposit Details as presented. RYAN ADAMS seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde abstaining, Trevor Gardner for and Dusty Bingham for.

Public Health & Safety/Mosquito Abatement – Councilmember David Hougaard

- A. **Board of Appeals:** David H wondered how the city moves from the Board of Appeals to a Land Use Attorney. **Mayor Nelson** has been in discussion with the city attorney and will continue
- B. **Public Meeting Training:** David H reported that the council & commission are required to attend or watch a training regarding the Open and Public Meeting Act. Brittiny has a link for online training available and will send that out to the council.
- C. **Nuisance Compliance Court Cases:** Three cases went to court. Judge Christensen ruled in favor of the City in every case, even against those that appeared with legal representation. **Mayor Nelson** stated that one individual got fined and the other two were given a deadline, if they are not in compliance the city can take them back to court.

Parks & Cemeteries/Youth City Council – Councilmember Trevor Gardner

- A. **Memorial Day Prep:** The guys over the sprinkler came out and looked over the system and it should be good to go.

General Community Events/Planning Commission – Kory Wilde

Nothing to report at this time.

Water Systems & Drainage – Councilmember Ryan Adams

- A. **UDOT:** Ryan A spoke with UDOT and asked that they get plugged culverts cleaned out along the highway.

Streets & Roads/Buildings & Equipment/City Communications - Councilmember Dusty Bingham

- A. **Streets & Roads:** It looks like the city will only be able to do 1 mile of chip and seal in July. Dusty was going to get bids from other businesses to see if there is another option.
- B. **Lines Painted at Church:** There has been a request that the city paint lines for the parking on the road along the church.

TREVOR GARDNER motioned to adjourn at 8:49 p.m. DAVID HOUGAARD seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dusty Bingham for.

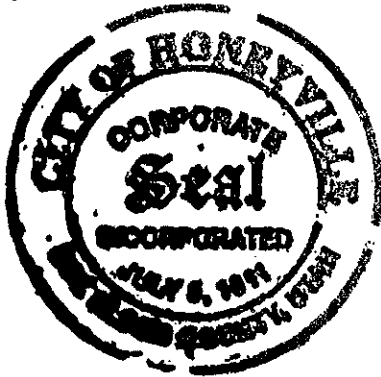
Meeting Adjourned at 8:49 p.m.

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: 6/12/24



Brittiny Chlarson
Brittiny Chlarson – Clerk/Recorder

Bruce Nelson
Bruce Nelson - Mayor