

MINUTES OF THE HELPER CITY COUNCIL MEETING
Thursday, November 2, 2023
at 6:00 p.m.
in the Council Chambers
19 South Main Street
Helper, Utah 84526

ATTENDANCE:

Mayor Lenise Peterman

Council Members:

David Dornan
Michelle Goldsmith
Gary Harwood
Malarie DeVincent – Absent
Amanda Wheeler

City Staff:

City Recorder: Zack Tonc
City Attorney: Dominique Kiahtipes
Public Works Co-Director: DJ Romero
and Brittany Hansen
City Police Officer: Garrett Newman

Citizens: Mike James, Jean Boyack, Cherly Lupo, Stephanie Ariotti, Marilou Kundmueller, Ellis Powelson, Wendy Wood, Steve Montoya, Mary Bishop, and Scott McKee.

PUBLIC COMMENT:

Exhibit A – Public Comments.

APPROVAL OF THE MINUTES FROM OCTOBER 19, 2023.

Council Member Harwood moved to approve minutes from October 19, 2023. Council Member Dornan seconded the motion. Motion carried, the council roll call vote is as follows:

<u>Council Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
<u>Dornan</u>	<u>X</u>	<u> </u>	<u> </u>
<u>Goldsmith</u>	<u>X</u>	<u> </u>	<u> </u>
<u>Wheeler</u>	<u>X</u>	<u> </u>	<u> </u>
<u>DeVincent</u>	<u> </u>	<u> </u>	<u>X</u>
<u>Harwood</u>	<u>X</u>	<u> </u>	<u> </u>
<u>Motion passed</u>			

VIBES SEASON REVIEW.

This agenda item was skipped.

DISCUSSION AND POSSIBLE APPROVAL OF ZONING AMENDMENT OF PARCEL # 1A-1277-0003 FROM R1-5000 TO R3-5000.

Mayor Peterman recused herself and left the room, leaving Council Member Harwood as the Mayor Pro Temp. Council Member Goldsmith recused herself and left the room. Both returned after the vote.

Planning and Zoning Chair Jean Boyack informed the council, that Planning and Zoning gave the requested amendment a unanimous positive recommendation. Jean Boyack asked the council if they had any questions.

Council Member Wheeler asked Jean Boyack if there are any businesses near the requested amendment. Jean Boyack responded the railroad is across the street. Council Member Dornan stated the parcel will be a peninsula from the railroad.

Council Member Harwood stated under Helper City code chapter 18.15 all that is required for the applicant to do is demonstrate one of the listed items, not three. Planning and Zoning Chair Jean Boyack stated that Helper City has done zoning similar to this in the past.

Council Member Wheeler asked if rezoning would change the value of the property. Planning and Zoning Chair Jean Boyack responded it should not change the value of the home or the tax value.

Council Member Wheeler asked City Attorney Kiahtipes if the proposed amendment is up to code, City Attorney Kiahtipes responded yes.

Council Member Dornan moved to approve the zoning amendment of parcel # 1A-1277-0003 from R1-5000 to R3-5000. Council Member Harwood seconded the motion. Motion carried, the council roll call vote is as follows:

<u>Council Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Recused</u>
<u>Dornan</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
<u>Goldsmith</u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
<u>Wheeler</u>	<u> </u>	<u>X</u>	<u> </u>	<u> </u>
<u>DeVincent</u>	<u> </u>	<u> </u>	<u>X</u>	<u> </u>
<u>Harwood</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
<u>Motion failed</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DISCUSSION AND POSSIBLE APPROVAL OF PURCHASING A TOOL CHEST AND TOOLS FOR THE FIRE DEPARTMENT IN THE AMOUNT OF \$3,200.

Council Member Wheeler asked where the tools are kept in the fire department. Council Member Harwood responded the tools are kept in a moveable toolbox, it is in poor condition, but the fire department does not do major repairs. He is not sure why all these tools are needed. Council Member Wheeler stated she is not sure if there is a need. She would like to see more of a range of tools. Council Member Dornan stated he would rather customize the tools to better fit the fire department. Council Member Harwood agreed.

Council Member Wheeler moved to tabel. Council Member Dornan seconded the motion. Motion carried, the council roll call vote is as follows:

<u>Council Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
Dornan	X		
Goldsmith	X		
Wheeler	X		
DeVincent			X
Harwood	X		
Motion passed			

DISCUSSION AND POSSIBLE APPROVAL OF PURCHASING OUTSIDE LIGHTS FOR THE PUBLIC SAFETY BUILDING IN THE AMOUNT OF \$1820.

Public Works Co-Director Romero stated the outside lights at the public safety building are not working and are not able to be fixed. Instead of having mismatched lights on the building, changing all of the lights will match and be dark sky compliant.

Council Member Goldsmith moved to approve purchasing outside lights for the public safety building in the amount of \$1820. Council Member Wheeler seconded the motion. Motion carried, the council roll call vote is as follows:

<u>Council Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
Dornan	X		
Goldsmith	X		
Wheeler	X		
DeVincent			X
Harwood	X		
Motion passed			

DISCUSSION AND POSSIBLE APPROVAL OF DECALS FOR PUBLIC WORKS VEHICLES.

Mayor Peterman stated with the new trucks we will need decals for them. She found a vendor that will do all the vehicles, so all the trucks will match. Council Member Harwood stated this is long overdue.

Council Member Wheeler moved to approve purchasing decals for public works vehicles. Council Member Goldsmith seconded the motion. Motion carried, the council roll call vote is as follows:

<u>Council Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
<u>Dornan</u>	<u>X</u>	<u></u>	<u></u>
<u>Goldsmith</u>	<u>X</u>	<u></u>	<u></u>
<u>Wheeler</u>	<u>X</u>	<u></u>	<u></u>
<u>DeVincent</u>	<u></u>	<u></u>	<u>X</u>
<u>Harwood</u>	<u>X</u>	<u></u>	<u></u>
<u>Motion passed</u>			

INTRODUCTION OF PUBLIC WORKS CO-DIRECTORS.

Mayor Peterman stated the hiring committee felt creating two co-director Amer American positions was best for the city. The position will be filled by promoting DJ Montoya to the Streets and Roads Department and Brittany Hansen to the Water Department. They are working on getting all of their certifications. They will be able to back each other up as needed.

DISCUSSION AND POSSIBLE APPROVAL OF PUBLIC WORKS WAGE INCREASE FROM PROMOTIONS AND WAGE RECOVERY DISTRIBUTION.

Mayor Peterman stated we took the wage from the previous Public Works Director to increase the wages for the department, and it fits within the budget.

Exhibit B – Breakdown of the wage increases.

Council Member Goldsmith moved to approve public works wage increase from promotions and wage recovery distribution. Council Member Dornan seconded the motion. Motion carried, the council roll call vote is as follows:

<u>Council Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
<u>Dornan</u>	<u>X</u>	<u></u>	<u></u>
<u>Goldsmith</u>	<u>X</u>	<u></u>	<u></u>
<u>Wheeler</u>	<u>X</u>	<u></u>	<u></u>
<u>DeVincent</u>	<u></u>	<u></u>	<u>X</u>
<u>Harwood</u>	<u>X</u>	<u></u>	<u></u>
<u>Motion passed</u>			

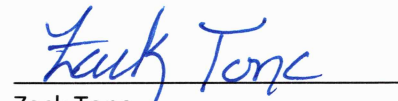
ADJOURNMENT:

There being no further business, Council Member Harwood moved to adjourn. Council Member Wheeler seconded the motion. Motion carried, the council roll call vote is as follows:

<u>Council Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
<u>Dornan</u>	<u>X</u>	<u> </u>	<u> </u>
<u>Goldsmith</u>	<u>X</u>	<u> </u>	<u> </u>
<u>Wheeler</u>	<u>X</u>	<u> </u>	<u> </u>
<u>DeVincent</u>	<u> </u>	<u> </u>	<u>X</u>
<u>Harwood</u>	<u>X</u>	<u> </u>	<u> </u>
<u>Motion passed</u>			

I hereby certify that the foregoing represents a true, accurate, and complete record of the Helper City Council meeting held on Thursday, November 2, 2023.


Lenise Peterman
Mayor


Zack Tonc
City Recorder

Approved on December 7, 2023

Exhibit A



Zack Tonc <ztonc@helpercity.net>

Proposed Zoning Changes November 2, 2023

1 message

Anne Morgan-Jespersen <anne@amjworks.com>

Tue, Oct 31, 2023 at 5:38 PM

To: "ztonc@helpercity.net" <ztonc@helpercity.net>

It has recently come to my attention that there is a discussion and possible approval for a zoning amendment of parcel # 1A-1277-003 from R1-5000 to R3-5000.

We have a home in this neighborhood, and it is very concerning that there is a request for a change in zoning that could open "Pandora's Box" as they say.

This neighborhood is one of the gems of Helper City, is historically authentic and feels like a true neighborhood. It would be a tragedy to start a precedence for rezoning parcels for businesses that are not necessary and don't serve the needs of the surrounding community.

In the Helper City zoning code, "rezoning of land is to be discouraged and allowed under limited circumstances". This proposal does not meet with the Helper City general plan proposed land use map and what makes this proposal even more egregious is that it benefits a select and privileged few.

There is no reason for the change in zoning especially when there is ample rentable space on Helper Main Street to accommodate the needs of the proposed business.

I encourage the council to act with integrity and with a concern for the long-term health of the historic neighborhood under consideration.



Zack Tonc <ztonc@helpercity.net>

Proposed re-zoning of the 'Verde House'

1 message

Kathleen Royster <kroysterlamb@gmail.com>

Wed, Nov 1, 2023 at 9:58 PM

To: ztonc@helpercity.net

Dear Mayor Lenise,

It has come to my attention that you and another council member would like to change the zoning of your Verde House for a friend from R1-5000 to R3-5000. I live up the street from this parcel and I am against this plan for many reasons. Although it may be legal, it looks unethical. I have the utmost respect for you and would hate to see such a good reputation get tarnished. I hope you know what you're doing.

- Kathleen

Sent from my iPad

Helper City
Citizen Public Comment Form
Comments Only

Name: Mike James
Date: 11-2-2023
Address: 225 N MAIN

I wish to address the Council during public comments regarding:

Long Chang's

Note: This form must be filled out and handed to the city recorder before the beginning of the meeting. Comments are limited to 2 minutes. All citizens attending Council Meetings will be expected to respect the rights of others by refraining from any open display of support or opposition to the remarks of any speaker, or open demonstration thereof. Anyone not complying with these rules of procedure may be asked to leave the meeting.

I have read and agree to abide by the rules listed above.

Signature (This form is complete unless signed)

Thank you for taking the time to complete this form.

Helper City
Citizen Public Comment Form
Comments Only

Name: Cheryl Lupo
Date: 11-2-2023
Address: 4663 N. Spring Glen Rd, Helper

I wish to address the Council during public comments regarding:

Requirements for notice to the
citizens surrounding a zone change

Note: This form must be filled out and handed to the city recorder before the beginning of the meeting. Comments are limited to 2 minutes. All citizens attending Council Meetings will be expected to respect the rights of others by refraining from any open display of support or opposition to the remarks of any speaker, or open demonstration thereof. Anyone not complying with these rules of procedure may be asked to leave the meeting.

I have read and agree to abide by the rules listed above.

Cheryl Lupo
Signature (This form is complete unless signed)

Thank you for taking the time to complete this form.

Helper City
Citizen Public Comment Form
Comments Only

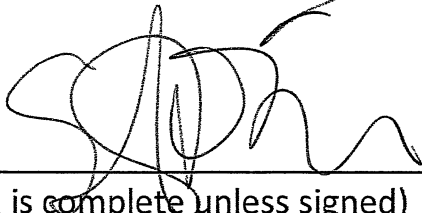
Name: STEPHANIE ANASTI
Date: 11/2/23
Address: _____

I wish to address the Council during public comments regarding:

RE ZONING -

Note: This form must be filled out and handed to the city recorder before the beginning of the meeting. Comments are limited to 2 minutes. All citizens attending Council Meetings will be expected to respect the rights of others by refraining from any open display of support or opposition to the remarks of any speaker, or open demonstration thereof. Anyone not complying with these rules of procedure may be asked to leave the meeting.

I have read and agree to abide by the rules listed above:


Signature (This form is complete unless signed)

Thank you for taking the time to complete this form.

Helper City
Citizen Public Comment Form
Comments Only

Name: Scott McKee
Date: 11-2-23
Address: Bryner St

I wish to address the Council during public comments regarding:

Update on Bryner speeders
and school crossing

Note: This form must be filled out and handed to the city recorder before the beginning of the meeting. Comments are limited to 2 minutes. All citizens attending Council Meetings will be expected to respect the rights of others by refraining from any open display of support or opposition to the remarks of any speaker, or open demonstration thereof. Anyone not complying with these rules of procedure may be asked to leave the meeting.

I have read and agree to abide by the rules listed above.

[Signature]
Signature (This form is complete unless signed)

Thank you for taking the time to complete this form.

Helper City
Citizen Public Comment Form
Comments Only

Name: Wendy Wood
Date: 11/2/23
Address: 1536 W 4700 N Helper

I wish to address the Council during public comments regarding:

Convex Mirrors

Note: This form must be filled out and handed to the city recorder before the beginning of the meeting. Comments are limited to 2 minutes. All citizens attending Council Meetings will be expected to respect the rights of others by refraining from any open display of support or opposition to the remarks of any speaker, or open demonstration thereof. Anyone not complying with these rules of procedure may be asked to leave the meeting.

I have read and agree to abide by the rules listed above.

Wendy Wood
Signature (This form is complete unless signed)

Thank you for taking the time to complete this form.

Exhibit B

Proposed Public Works Wage Increase from promotions and wage recovery distribution.

DJ	2	After completing their probation, DJ and Brittany will receive a raise of \$0.75.
Brittany	2	

Tyson	0.75
Debbie	1.25
Brad	3.25