



Hyde Park City Council

113 East Center Street  
Hyde Park, Utah  
Live & Electronic Meeting

November 13, 2024

### **City Council**

The Hyde Park City Council meeting began at 7:00 and was conducted by Mayor Cox.

**City Officials Present Live & Electronic:** Mayor, Bryan Cox; Council members; David Fowles, Stephanie Allred, Tiffany Atkinson, and Kirk Brower, City Recorder; Donja Wright and City administrator; Marcus Allton. Council member Gerald Osborne was excused.

**Others Present:** Florence White, Thayne Braegger, Dave VanNatter, Scott Harwood

**Thought / Prayer:** Council member Brower

**Pledge of Allegiance:** Council member Brower

**Adoption of Agenda:** *Council member Allred made a motion to approve the agenda as presented for November 13, 2024. Council member Atkinson seconded the motion. Council members Fowles, Allred, Atkinson, and Brower voted in favor. The motion carried 4/0.*

**Minutes:** *Council member Fowles made a motion to approve the minutes from October 23, 2024, as presented. Council member Brower seconded the motion. Council members Fowles, Allred, Brower, and Atkinson voted in favor. The motion carried 4/0.*

**Citizen Input:** Thayne Braegger shared his concern about the condition of fire hydrants throughout the city. The mayor will discuss this with the public works director.

#### **Report on the Hyde Park City Financial Audit (Diana Cannell) -**

Diana Cannell joined via Zoom to discuss the annual financial audit results. During the presentation, she expressed appreciation for the efforts of the city's staff, especially highlighting their hard work in managing and presenting documents for the audit. The audit revealed significant changes in the city's financial landscape, particularly a marked increase in capital assets, which rose by over \$6,200,000. This increase was largely attributed to a series of grants received, supporting major developments such as Wolfpack

Way, sidewalks, trails, and improved water infrastructure. The city's total assets saw a 23% rise, while liabilities decreased by \$1,400,000, thanks to previously unspent grants like the ARPA funds, indicating strong financial health.

The sole audit finding noted was a general fund balance overage, which exceeded the state's maximum allowable unreserved amount of 35%, ending the year at 40%. Dianna advised this could be remedied by budget adjustments or transferring excess funds to the capital projects account. Dianna concluded by reiterating the city's robust financial position, and the council thanked her for the thorough report.

### **Consider options for foundation in wrong location: Continued from October 23, 2024.**

Recent foundation placement errors led to a council discussion, emphasizing that responsibility lies with the developer, not the city. Council stressed the importance of due diligence, with Stephanie Allred noting the role of skipped surveys in the error. Bryan Cox clarified that inspectors focus on construction correctness, not plot verification, and the cost of errors falls on developers. Tiffany Atkinson proposed procedure clarifications, while Kirk Brower suggested waiving future inspection fees. Proactive steps, such as property line stringing before inspections, were discussed.

*The Council determined that this would not be considered for compensation. Council member Fowles made a motion that no further restitution be made for placing the foundation in the wrong location, beyond waivers already provided. Council member Allred seconded the motion. Council members Fowles, Allred, Atkinson, and Brower voted in favor. The motion carried 4/0.*

### **Discuss structure for the well house**

Bryan Cox provided an update on the design concept for the new well house, following a detailed meeting with city personnel and engineers. They shared that the design would enhance not only storage and security but also ensure that the well house reflects the aesthetic unity with existing structures using stucco and real brick, which was deemed more cost-effective than brick veneer. The design also includes operational functionalities like allowing enough space for the city float to be stored within, addressing concerns from previous council discussions.

During the meeting, it was decided to expand the structure by an additional two feet to improve access and storage capabilities, particularly around the garage area. Moreover, safety measures, such as exterior protective posts, would be installed to safeguard both the building and its access points. Special consideration was given to noise control, particularly by installing a cinder block wall to help redirect sound upwards from the pump and generator, minimizing the impact on nearby residential areas. Security for the well house was also discussed, with plans to ensure all access points are well-secured, acknowledging that maintaining the warmth of the facility to prevent freezing was an operational priority.

No formal motion was required as the council expressed unanimous agreement to proceed with the design as discussed and to move forward to the 30% design review phase.

### **Consider Impact Fees in the Oz Development**

Scott Harwood presented for consideration modifications to impact fees concerning the Oz Development project. He highlighted challenges faced by the project, notably discrepancies that arise due to the unit size and the additional costs associated with water dedication fees. Harwood contrasted these with the standard fees and processes typically encountered in other developments, underscoring issues with the inapplicability of Logan City-derived fees, which traditionally did not account for the unique characteristics of smaller units typical of developments like the Oz project.

During the discussion, it was noted that Logan's current fee structure shifted from flow-based calculations to a fixed per-unit charge, raising concerns over fairness given the different water usage profiles of smaller units. Harwood proposed that the unit's impact on the parks and roads within Hyde Park's infrastructure should also reflect their smaller physical and occupancy footprints, suggesting potential adjustments in these areas to manage costs effectively.

Council members recognized the issue, as Bryan Cox noted that current impact fee calculations could unfairly burden early developments with higher costs. To address this, a detailed review and collaboration, with input from Sunrise Engineering, are needed to ensure a fair fee structure for multifamily developments. Although no final decision was made, all parties agreed on the need for an equitable solution that benefits both the city's infrastructure plans and developers.

### **Consider putting the Hyde Park property out for an RFP.**

The council talked about opening city-owned land for new projects. The Council wants to turn land near Wolfpack Way into areas that the community will enjoy, like parks. The Council is looking for creative ideas to improve the area, instead of just focusing on something that just brings revenue. They used the Logan Riverwalk as an example of something nice they'd like to see. They don't want more townhomes or live work units but are focusing on ideas that include parks and spaces everyone can enjoy.

The council agreed to hear new ideas for the city-owned land. They want creative projects, like parks, that make the area around Wolfpack Way nicer, not just more homes. Any new development must fit the city's goals, like being good for pedestrians and looking appealing. They know a lot of people are interested because of Wolfpack Way, but they'll choose carefully. They'll accept proposals only if they meet the city's important goals and improve the community.

### **Departments**

#### **Department Reports**

## Police Department

The police chief reported an increased number of DUIs partially attributed to strategic focus, presented successful collaborations in these efforts, and highlighted the upcoming Shop with a Cop event gaining more support and reaching more children. An appeal for council volunteers was positively acknowledged.

## Council Members

Kirk Brower: Mentioned the next evening's police commission meeting and shared plans to travel to Germany with his wife. He noted he would miss an upcoming meeting, aligning with the council's schedule of not meeting the week of Thanksgiving, and pointed out only one meeting in December.

Stephanie Allred: Promoted the Hometown Christmas Festival on December 5th at 7:00 pm, featuring Santa's arrival on a fire truck, youth council activities, and city royalty participation. She mentioned that about 16 youth council members would help with the Shop with a Cop event, noting the need for more table space at Walmart for gift wrapping, and highlighted the increased \$250 donation per child.

Tiffany Atkinson: Focused on scheduling the next Get Healthy Hyde Park meeting, affirming ongoing community health initiatives. She stressed the importance of maintaining private property rights and updating ordinances to align with community goals.

Dave Fowles: Discussed recent planning meeting insights on road width for subdivisions, supporting a 20-foot pavement for better access and snow removal. He raised the need for improved planning flexibility in mixed-use areas and suggested a joint workshop to strategize development planning along Highway 91 and Wolfpack Way.

**Adjourn:** *Council member Brower made a motion to adjourn. Council member Atkinson seconded the motion. Council members Fowles, Allred, Atkinson and Brower voted in favor. The motion carried 4/0.*

Meeting adjourned at 8:50

**Minutes:** *Council member Allred made a motion to approve the minutes from November 13, 2024, as amended. Council member Atkinson seconded the motion. Council members Fowles, Allred, Osborne, Brower, and Atkinson voted in favor. The motion carried 5/0.*

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Donja Wright – City Recorder