

Hyde Park City Council Meeting  
113 East Center Street  
Hyde Park, Utah

June 8, 2016

The Hyde Park City Council meeting of June 8, 2016 began at 6:00 pm and was conducted by Mayor Bryan Cox.

Council member Christensen made a motion to move to an executive session to discuss a possible litigation against Hyde Park City. Council member Randall seconded the motion. Council members Hurd, Christensen, Randall, Flint and Wheeler voted in Favor. The motion carried 5/0.

### **City Council Meeting**

**City Officials Present:** Mayor Bryan Cox, Council members; Mark Hurd, Bob Christensen, Bret Randall, Sharidean Flint, and Charles Wheeler. Planning and Zoning member; Mark Lynne, and City Recorder; Donja Wright.

**Others Present:** Val Potter, Dave Rayfied, Ned Stephenson, Gary Tyler, Ben Clegg, Randall Beach, David Rupp, Scott Archibald

**Prayer or Thought:** Council member Hurd

**Pledge of Allegiance:** Council member Christensen

**Adoption of Agenda:** Council member Christensen moved that the Hyde Park City Council approve the agenda for the June 8, 2016 City Council meeting as presented. Council member Flint seconded the motion. Council members Hurd, Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 5/0.

**Citizen Input:** No Input

**Consider a site plan for the addition of a parking lot to the back of the existing church located at 480 North 100 West. Planning and zoning denied the request and the LDS Church is appealing their decision:** Ned Stevenson, construction manager for the LDS Church, approached the Council. He introduced Ben Clegg, David Rupp, and Gary Tyler. Mr. Stevenson informed the Council that the Church at 480 north 100 west has 162 parking stalls. The building has 3 wards meeting in it and they are in need of additional parking stalls to accommodate that many people. The parking situation has put such a demand on the site that it is pushing cars out onto the street. The Church now requires 200 – 220 parking stalls for a church of this size. The Church owns property behind the church and would like to expand the parking lot. The Council expressed their agreement that the church needs more parking, the question is, according to City Ordinance, the church

would need to put in ½ of the road. Mr. Stevenson informed the Council that the record's Department at the LDS Church searched for agreements between Hyde Park City and the Church when it was built 25 years ago. They did not find any records or agreements. They did not find an escrow or a letter of credit showing the Church's commitment to put in ½ of the road. They recognize that the meetings were held 25 years ago and the minutes from the planning and zoning and City Council meetings show a commitment to help with the road, sidewalk, curb & Gutter. Their Intent is to work something out with the City to help with the road but they want to get started on the project immediately. Ben Clegg, representative for the Church, suggested that the City allow the Church to put in the parking structure with an understanding that the church will put in their half of the road when the City paves the road. The Council had some discussion about the requirements if the traffic from the parking lot does not exit onto 450 North. Mr. Stevenson informed the Council that the Church is willing to make an agreement to complete the sidewalk, curb & gutter and help with ½ the road but that would require getting the Church's legal department involved and that could take a long time. The budget is in place for the construction of the parking lot right now and they would lose the opportunity to complete the project if it is not done this year. Council member Wheeler informed the Council that he does not see a reason to prohibit them from proceeding with the parking lot addition plan as presented with a Development agreement in place that has them participating in the road. Mr. Stevenson reminded the Council that they need to move forward quickly. Ben Clegg suggested that the parking lot be built according to the site plan but they will not access the road on 450 North until that agreement is in place. Council member Randall made a motion to accept the appeal. The City will write a development agreement and send to Mr. Stevenson who will get it to the church's legal department. The Church will not access the road to the South until the agreement is approved. Council member Flint seconded the motion. Council members Hurd, Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 5/0.

**Consider Resolution 2016 - 04 - A Resolution to initiate the creation of the Cache Water District:** Council member Flint made a motion to approve Resolution 2016 - 04 - A Resolution to Initiate the Creation of the Cache Water District. Council member Wheeler seconded the motion. Council members Hurd, Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 5/0. Council member Wheeler requested that the Council get a brief so they can discuss the subject with citizens. Dave Rayfield informed the Council that they are invited to a collaboration meeting that will answer questions about public relations. They will receive an email about the meeting. Val Potter informed the Council that he will send them brochures and other information. On July 12<sup>th</sup> the County will hold a public hearing that the City can participate in. Council member Randall made a motion to join the county for the public hearing. Council member Flint seconded the motion. Council members Hurd, Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 5/0.

**Consider changing the Master Water Plan to include water projects:** Council member Randall informed the Council that they have had several discussions on water projects and have looked at many different options. The projects can easily be divided into separate phases. The only thing that stands alone is the well, and of all of the costs, the well is the cheapest. The Council had a discussion with Ben Clegg about the secondary water system. Mr. Clegg encouraged the City to work with the canal companies to come up with a secondary water system that works for everyone. Council member Randall informed Mr. Clegg that part of the water plan includes secondary water to the east side of the upper canal. Dave Rayfield informed the Council that one of the beauties of the Cache Water District is that they will be available to help Cities raise funds for the projects that the Council is discussing. Ben Clegg informed the Council that everyone is trying to get to the same spot; it would benefit everyone to work together for the same conclusion. Council member Randall asked the Council if they were in favor of approving the funds to drill a well in Hyde Park Canyon to see if there is water. Council member Randall made a motion to move to adopt the master water plan. Council member Flint seconded the motion. Council members Hurd, Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 5/0. Dave Rayfield asked the Council if a public hearing needed to be held to adopt a water plan. The Council determined that they were only adopting an addition or subsection to the plan. Council member Wheeler made a motion to rescind the motion to approve the Master Water plan. Council member Christensen seconded the motion. Council members Hurd, Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 5/0. Council member Randall made a motion to expend the monies to drop a test well (with state permission) for approximately \$100,000. Council member Christensen seconded the motion. Council members Hurd, Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 5/0. Scott Archibald recommended that the City add the water projects to the Capital improvement list.

**Consider Resolution 2016 - 07 - A Resolution adopting the Hyde Park City Tentative 2017 Budget:** Donja informed the Council that the only changes to the budget since the public hearing was in the capital projects account. The City received the full amount requested for the RAPZ tax grant. The budget was adjusted to reflect that revenue and the matching contribution from the City. Council member Randall made the motion to approve Resolution 2016-07 - A Resolution adopting the official 2017 tentative fiscal year budget, ending June 30, 2017 for the City of Hyde Park, Utah. Council member Hurd seconded the motion. Council members Hurd, Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 5/0.

**Public Hearing to discuss and consider resolution 2016 -06 A Resolution Amending the 2015 - 2016 Fiscal Year Budget:** The Mayor opened the public hearing for citizen input. There was no comment. The Mayor closed the public

hearing. Donja informed the Council that the amendments are minor amendments to make the accounts balance as the year comes to an end. She requested an amendment to include an additional \$100,000 added to the Water - Capital Outlay System Improvement account to pay for the drilling that may begin this year. Council member Flint made a motion to approve Resolution 2016-06 – A Resolution Amending the 2015-2016 Fiscal Year Budget. Council member Christensen seconded the motion. Council members Hurd, Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 5/0.

**Public Hearing to Discuss and Consider Ordinance 2016 – 03: An Ordinance Repealing Ordinance 2.100.730 (Befouling Waters) and Amending Ordinance 15.30.050 (Prohibited Use of the City’s Water Source Protection Plan):** The Mayor opened the public hearing for citizen input. There was no comment. The Mayor closed the public hearing. Council member Flint made a motion to approve Ordinance 2016 – 03 an Ordinance Repealing Ordinance 2.100.730 and amending ordinance 15.30.050. Council member Hurd seconded the motion. Council members Hurd, Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 5/0.

**Public Hearing to Consider the North Park Police Budget:** The Mayor opened the public hearing for citizen input. There was no comment. The Mayor closed the public hearing. The Mayor informed the Council that the Police Commission challenged the Chief through the entire budget process and they feel that it is a solid budget. Council member Wheeler made a motion to accept the 2017 North Park Police Budget. Council member Christensen seconded the motion. Council members Hurd, Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 5/0.

**Public Hearing to consider Resolution 2016 -05: A Resolution Adopting the Moderate Income Housing Plan.** The Mayor opened the public hearing for citizen input. There was no comment. The Mayor closed the public hearing. The Council discussed that Brian Carver from BRAG passed off on the plan. Council member Randall made a motion to approve Resolution 2016-05 – A resolution adopting the moderate income house plan as part of the general plan. Council member Flint seconded the motion. Council members Christensen, Randall, Flint and Wheeler voted in favor. Council member Hurd voted against. The motion carried 4/1.

#### **Departments:**

**City Celebration:** Council member Hurd informed the Council that he has had four people request spots in the parade. He has contacted Brent Kelly and he is willing to help with the logistics of the parade. Larry Hill will be helping with the activities on the square and he will expect that the Council will complete their usual tasks. He contacted the Police and they will be available for traffic management. Council

member Wheeler informed Council member Hurd that he has arranged for cleanup on Friday night and Saturday after the events.

**Public Works:** Council member Christensen informed the Council that the public works department is down one employee and Mike would really like to get someone hired. He recommended interviewing the two top candidates immediately. The Center street Bridge is Complete and the speed limit signs on 50 east are installed. They will be working on asphalt and curb and gutter tomorrow.

**Sidewalks and Trails:** Council member Wheeler informed the Council that the sidewalk escrow has funds in it that need to be spent. The Council needs to look at the trails and sidewalk plan that was created and consider some of the top priority sidewalks. Council member Wheeler said that he would be willing to move forward with this project. Council member Hurd reminded the Council that the routes to school will be changing as students will no longer be heading to North Park and the sidewalk bridge over the lower canal on 2<sup>nd</sup> south and 1<sup>st</sup> east needs to be a priority.

Council member Wheeler informed the Council that Dayton Crites, county trails planner, wants to have a meeting to discuss the Bonneville Shoreline trail. He has requested that Council member Wheeler contact 2 of the owners on the east side to see if they will commit to a trails corridor. At some point the City will need to commit to some funding for the project.

**Parks:** Council member Wheeler informed the Council that the City received the RAPZ tax grant for \$43,000 to resurface the east tennis court and put in a new west court.

**Admin:** The Mayor informed the Council that he has been in contact with Jeff Gilbert and he is willing to come to a Council meeting to discuss the road plan. He spoke to Lance from Cache Landmark and he is back on track. He will follow up with Zan Murray.

**Adjourn – 9:40**

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Donja Wright – City Recorder

Council member Randall made a motion to approve the amended minutes from June 8<sup>th</sup>, 2016. Council member Christensen seconded the motion. Council members Hurd, Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 5/0.