

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

September 28, 2016

The Hyde Park City Council meeting of September 28, 2016 began at 7:00 pm and was conducted by Mayor Bryan Cox.

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

Others Present: Lance Anderson

Prayer or Thought: Mayor Cox

Pledge of Allegiance: Council member Randall

Adoption of Agenda: Council member Christensen moved that the Hyde Park City Council approve the agenda for the September 28, 2016 City Council meeting as presented. Council member Wheeler seconded the motion. Council members Hurd, Christensen, Randall, and Wheeler voted in favor. The motion carried 4/0.

Review August Financials: The Council reviewed the financial statement from August 2016.

Citizen Input: No Comment

City Council consideration of a City Engineer: Council member Christensen informed the Council that he received bids from Sunrise Engineering and Max Pierce from Caldwell Richards Sorensen for City Engineering. The bids are similar but the titles are different so it is difficult to make a comparison. Council member Christensen recommended that the City retain both engineering services. The City could continue to use Sunrise on water projects, impact fee studies, etc., and continue to use Max Pierce on other projects such as roads and subdivisions. Council member Wheeler was in favor of using both engineers. If one engineer doesn't have the time, the City has the ability to use the other. Council member Christensen made a motion to retain both engineers. Council member Randall seconded the motion. Council member Hurd questioned the need for an agreement. He asked if this meant that the City was committing to working with only two engineers. The Mayor encouraged the Council to decide on one or two engineers so the staff knows who to contact. Council member Hurd, Christensen, Randall, and Wheeler voted in favor. The motion carried 4/0.

City Council consideration of property purchases from Steve Thurston and Mark Lynne: Council member Christensen informed the Council that he spoke to Steve Thurston and he was willing to sell the City 1.16 acres (04-049-0010 partial). Council member Randall made a motion to purchase the property from Steve Thurston on 10th east for the proposed price. Council member Christensen seconded the motion. Council member Hurd, Christensen, Randall and Wheeler voted in favor. The motion carried 4/0

Mark Lynne property – The Council discussed a property purchase from Mark Lynne for additional shop space. Council member Randall made a motion to purchase the property from Mark Lynne at the agreed price. Council member Christensen recommended that the City have access to the private lane on the west side of the property. Mark Lynne asked if it is a 20' private lane, shouldn't the City have to help pay for the Road? The Mayor asked Mark Lynne if at a future date, the City wanted to access the road, could the City use a portion of the property they are purchasing and bring it up to code. Mark Lynne informed the Council that if the City wants to have access to the road, agreements could be made to accommodate that. Mark Lynne informed the Council that a curb cut would be required and it would make for very tight curve if a truck wanted to gain access to the road. The Council discussed postponing this for a few weeks to allow Mike Grunig and Mark Lynne time to meet and discuss how to proceed with the road. Council member Hurd questioned if the road on the east side is also a private road. Mark Lynne informed the Council that it is owned by the City but he has a 20 foot easement across it to gain access to his property. Council member Hurd expressed concern about there being no public access. Council member Randall withdrew the motion.

Consider Agreements for land trade (Cache Landmark): Lance Anderson from Cache Landmark engineering approached the Council and informed them that his firm had received an agreement from the National Park Service authorizing the Land trade. They are still waiting on the official letter approving the project. The Plat was approved a while back showing the dedication of 3100 north and the two lots that are in Hyde Park. Lance informed the Council that Gene Thompson, property owner on 3100 North, has been ill. All the paperwork to purchase the property has been completed but they still need to set a closing date. They are looking at turning in all the plats and agreements to be recorded at the same time. The Council reviewed the plat and the Mayor signed it.

Lance reminded the Council that they already approved the agreements but then Newton pulled out and the agreements needed to be corrected. The adjustments, corrections, and amendments have been completed and he is presenting them to the Council for approval again. There are two different agreements that Hyde Park is part of. The first one is an agreement between the County, Hyde Park, North Logan and Nibley. This agreement outlines the conversion properties west of 200 east. The City would buy property and when the county sells their property the City will get reimbursed. Page 4 of the agreement outlines Hyde Park's responsibilities. A) Hyde Park shall acquire the parcel, which has already been done. B) Hyde Park shall

participate in shared costs for appraisals, survey, etc. C) Hyde Park shall make this project the only priority when applying for the RAPZ tax. Lance informed the Council that Cameron Jensen is familiar with the agreement and will ensure that this project will take priority for RAPZ Tax monies. D) Within 3 years Hyde Park will have the recreational component complete (grass and a trail). Council member Wheeler questioned the maps in the exhibits at the back of the agreement. Lance informed the Council that he did not get in the amended maps. The agreement has been changed but the exhibits did not get updated to reflect Newton's pulling out. Council member Wheeler recommended that Lance add a summary explaining the process and attach that explanation to the agreement.

Lance informed the Council that Agreement B is between the County, North Logan, Hyde Park and the School District. Page 7 outlines the responsibilities and costs of each party. A) Outline the costs and division of the roads. The development of 3100 North 200 east to the highway is shared between Hyde Park and North Logan. B) The Boundary agreement between Hyde Park and North Logan has already been completed C) Sharing the Cost of the Environmental Assessment for the conversion has already been completed and D) Abandoning the North Park Equestrian Interlocal Agreement has already been completed. Lance informed the Council that now that they have the agreement from the National Park Service, they would like to obtain everyone's signature and proceed with the closing quickly. Council member Wheeler recommended that Lance leave the agreements for the Council to review while he updates the exhibits. Council member Wheeler made a motion that barring any changes of significance in the agreement, Hyde Park City Council adopt Agreement A; an interlocal cooperation act agreement among Cache County and the Cities of North Logan, Hyde Park and Nibley and Agreement B; an Interlocal cooperation act agreement among the Cities of North Logan and Hyde Park, Cache County and the Cache County School District. Council member Christensen seconded the motion. Council members Hurd, Christensen, Randall, and Wheeler voted in favor. The motion carried 4/0.

Consider Development Agreement with Planet Auto: No Numbers were submitted from Planet Auto to complete the agreement.

Departments:

Parks: Council member Wheeler informed the Council that the next step on the installation of the tennis Courts will be putting tension on the court. Once it is tensioned they cut the end of the cable off and grout the outside shut. The City will then put in the sprinklers, sod, etc. When they come up next week they will put the fabric on the big tennis court and install the post and the net of the pickleball courts. For the winter they will most likely be without a surface. In the spring, they will be back to surface it. It will be mostly done by end of fall. Council member Wheeler informed the Council that \$12,000 was budgeted to start designing the new park.

Now that the agreements are in place, he will begin getting the design work complete.

Citizens Core Council: Council member Hurd informed the Council that the Citizens Core Council met with Rick Williams from Cache County to discuss the Counties response efforts and how they would respond with the Cities response efforts. The next City wide event needs to incorporate contacting into the Counties radio net.

Streets: Council member Christensen informed the Council that the *No Parking* signs for upper Lions Park will be in this week. Signs will go on both sides of the street. He informed the Council of a problem in the Mountain Gate subdivision. During the last rain storm the asphalt lifted and a drain hole sunk, creating a mess. Mike Grunig informed Sierra Homes that they should take care of it, but they informed him that it is beyond the warranty period. The repairs need to be done immediately so the City will do the repair work and if they determine that it was a result of poor workmanship, Sierra Homes will be billed for the work

Water: Council member Randall informed the Council that the drillers dropped to 600 feet. They have core samples. They found water but it was very minimal. They are having a meeting tomorrow afternoon with the Geologist Bob Oaks, and Sunrise Engineering to determine if anything has changed since the study Mr. Oaks did last year. The drilling is costing slightly less than expected. They will discuss whether they should continue drilling deeper, drill in a new spot, or walk away.

Administrative: The Mayor informed the Council that he put a message in the newsletter explaining the changes to the Youth Sports program. The Mayor met with North Logan and Smithfield to discuss combining programs. Smithfield will run all of the youth sports programs and Hyde Park will be compensated for the maintenance of the fields. The challenge is that there will be a few vocal upset citizens with the City as they leave the NUU (Northern Utah United). The City may have to purchase some soccer goals as some of the current ones belong to the NUU. Smithfield City also offers volleyball, flag football and tennis that the youth are able to participate in. It will be an easy transition as the City will just add a link to the website that will connect them to Smithfield. They will still be able to drop their registration off at the City office as they have done in the past or they can register at Smithfield Rec Center.

The Mayor informed the Council that it has been over 5 years since Scott Archibald from Sunrise engineering did an analysis for the impact fees. Some of the needs have changed and it is time to think about new priorities. The Mayor feels that this should be revisited about every 5 years.

The Mayor informed the Council that he is meeting with the State Ombudsman at 2:00 pm on Friday concerning the Dan Cox Subdivision and the road on 50 East.

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Mayor Berentzen, Jeff Jorgensen and Dan Cox will be in attendance. The Mayor informed the Council that he had a telecom today with City attorney Jonathon Jenkins and North Logan Mayor Lloyd Berentzen to discuss a course of action. Everyone involved is looking for mediation. The option to do a cul-de-sac will be presented to Dan Cox. Everyone feels that this is the best option as it benefits everyone involved and provides more lots to the developer. Council member Randall asked if it was a public meeting. The Mayor informed him that Council members are welcome to attend the meeting. If Mr. Cox says no to the cul-de-sac option and the State Ombudsman declares that 50 East is a road, there are still other options Hyde Park City can pursue. 1) Road requirements will be 33 feet of asphalt and straight. It will be up to the Mr. Cox to purchase the additional property to make the required road happen. 2) Abandon or vacate the road. The Mayor warned that once the City goes through that process, the City may not have leverage.

Adjourn – 9:15

Donja Wright – City Recorder

Council member Christensen made a motion to approve the amended minutes from September 28, 2016. Council member Randall seconded the motion. Council members Hurd, Christensen, Randall, and Wheeler voted in favor. The motion carried 4/0.