

MINUTES OF THE TOWN COUNCIL
MEETING
OF THE TOWN OF CLARKSTON

May 21, 2019
7:00 P.M.

Town Council Meeting held at the Clarkston Town Hall, 50 South Main, Clarkston, UT

Attendance: Mayor N. Craig Hidalgo
Councilmembers: Elaine Goodey, Lloyd Bytheway,
Nichole Sparks

Kristi Hidalgo, Town Clerk

Absent: Councilmember R. Thompson

Public Attendance: Ben Burt, Mylind Fawcett, Brent Godfrey

1. CALL TO ORDER

Mayor Hidalgo called the Clarkston Town Council to order at 7:00 p.m. Councilmember L. Bytheway led the Pledge of Allegiance and offered Reverence to begin the meeting.

Mayor Hidalgo excused Councilmember R. Thompson from the meeting.

Mayor Hidalgo addressed the minutes of the Clarkston Town Council Meeting held May 7, 2019. Councilmember L. Bytheway motioned for the Clarkston Town Council to approve and adopt the minutes of May 7, 2019. Councilmember E. Goodey seconded the motion. All in favor "Aye". Motion carried

2. NEW BUSINESS

Water Operator - Bryan Goodsell – Water System Report/New Meter Reader – Water Operator Bryan Goodsell reminded the Council that the handheld meter reader broke and that Hydro Specialties Company found a meter reader and loaned it to the town to use until monies are available to upgrade the meter reader system. Mr. Goodsell stated that it would cost approximately \$30,000 to upgrade the meter reader system. Mr. Goodsell believes that the town should be able to get by another three or four years before having to upgrade. Mr. Goodsell also revealed that Mylar Creek needs to be re-developed and the SCADA System that monitors the water system needs to be upgraded. Mayor Hidalgo asked Mr. Goodsell to compile a comprehensive list and prioritize all water system projects that need to be done so that the Council can begin to plan and budget for them.

Fiscal Year 2020 Proposed Budget Discussion - Mayor Hidalgo presented the Fiscal Year 2020 Proposed Budget to the Council and explained the process he went through to develop the proposed budget. Mayor Hidalgo said that he took from 2015 on looking at the approved budget and the actuals for each of those years and did a side by side comparison up to last year's budget (2019). Mayor Hidalgo revealed that he looked at what the actuals were versus what was budgeted for those years and gauged this year's

budget off that information. The Council reviewed and discussed the FY 2020 Proposed Budget. Mayor Hidalgo specified that the Fire Department Expense Budget was decreased by \$5,200, the Water Revenue Budget was increased \$20,000 due to the new water impact fees that become effective June 19, 2019, and the Administration Expense Budget was increased \$14,400 due to increased insurance premiums. Mayor Hidalgo explained the Capital Projects fund. The Capital Projects Fund was established in 2013 for the purpose of saving money for specific projects or items. There is currently \$66,500 in the Capital Projects Fund. \$6,000 of the Capital Projects Fund is designated to the fire department to fund future purchases of fire trucks and equipment. The remaining \$60,500 is designated to fund the building of a new town hall. The final budget will be approved at the next Town Council Meeting held June 4, 2019.

Resolution 19-06 – “A Resolution Adopting the Clarkston Town FY 2020 Proposed Budget” – Mayor Hidalgo asked if there was any further discussion by the Council prior to passing the resolution. There was none. Mayor Hidalgo read the resolution and asked for a motion to adopt Resolution 19-06. Councilmember N. Sparks motioned for the Council to approve and adopt Resolution 19-06. Councilmember E. Goodey seconded the motion.

Roll Call Vote:

Mayor Hidalgo	☐ Aye	☐ No	☐ Abstain	☐ Absent
Councilmember R. Thompson	☐ Aye	☐ No	☐ Abstain	☐ Absent
Councilmember E. Goodey	☐ Aye	☐ No	☐ Abstain	☐ Absent
Councilmember L. Bytheway	☐ Aye	☐ No	☐ Abstain	☐ Absent
Councilmember N. Sparks	☐ Aye	☐ No	☐ Abstain	☐ Absent

It was decided that the Public Hearing for the FY 2019 Amended Budget and FY 2020 Budget, would be held June 4, 2019 at 6:30 pm in the Town Hall. The regularly scheduled Town Council Meeting will be held immediately following the Public Hearing.

Nominating Convention – Mayor Hidalgo reported that the People’s Party and the Citizen’s Party held their nominating conventions on May 14, 2019 and no one attended either convention. The Town Clerk Kristi Hidalgo has contacted the Lieutenant Governor’s Office to find out how to proceed now. They have not responded yet.

3. DEPARTMENTS

Mayor Hidalgo – Fire Department – Nothing to Report.

2019 Citizen of the Year – Mayor Hidalgo asked the Council if they were still in agreement with the person that they previously chose to be 2019 Citizen of the Year. The Council confirmed that they were in agreement. Mayor Hidalgo will make arrangements for the Citizen of the Year presentation.

Airport Road – Mayor Hidalgo stated that he received a letter from the City of Logan that they are planning to do road construction on airport road this summer. At this time they

are unsure of the exact dates of this work accruing but wanted to keep everyone informed and address any concerns the Mayor or Town Council may have.

Land Use Dispute - Mayor Hidalgo informed the Council that a land use dispute has emerged between two land owners. Mayor Hidalgo stated that He and Councilmember N. Sparks pulled together all information regarding the lot in question. Mayor Hidalgo reported that after reviewing the information it was evident that the Town of Clarkston did due diligence in every aspect of the building permit process. The LUDMA Commission ensured that the contractor adhered to all building requirements. Mayor Hidalgo specified that a survey was conducted by a certified land surveyor before construction began on the property in question, as required by Clarkston Town Code (9-1-3A-1). Mayor Hidalgo declared that if a person comes before the LUDMA Commission for a building permit and meets all of the requirements for the building permit the LUDMA Commission has to approve the building permit application. It is against the law to do otherwise. Mayor Hidalgo reported that he discussed the matter with Seth Tait, Clarkston Town Attorney, and was advised that the dispute was between the two landowners and Clarkston Town should not get involved in the dispute. Mayor Hidalgo concluded that it is up to the landowners to resolve the issue. Clarkston Town followed all building regulations and would not take sides or offer a formal opinion.

State of Housing Presentation – Brent Godfrey – Brent Godfrey gave an overview of The State of Housing In Utah Presentation that was put together by Jeff Jackson, who works for Visionary Homes. in conjunction with Cache Valley Home Builders Association. It was put together to present to City/Town Councils. **See Attachment A**

Mr. Godfrey reported that just two years ago the cost of an acre of raw land that could be developed in close proximity to water, sewer and power was \$40,000. Today an acre of raw land costs \$60,000. The presentation proposes to start building high density homes with lots ranging from 4,000 to 6,000 square feet. How does that effect Clarkston? Mr. Godfrey wondered how many people would want to live on a \$6,000 square foot lot. Mr. Godfrey stated that what it does is push people out of the larger cities and towns to places where they can get a larger piece of land to build a home on. Mr. Godfrey stated that with ½ acre zoning regulations in Clarkston Town it will have an impact on the town. It will affect the community. Mr. Godfrey believes that Clarkston Town needs to consider what to do to be prepared for the growth that could occur as a result.

Mr. Godfrey declared that the average cost of a home is about \$275,000 to \$300,000, which is rather high for Cache Valley wages when you equate that with being able to buy or build a home. Mr. Godfrey noted that high end homes haven't changed in price over the last few years. The low income or starter homes are the homes that have increased significantly in price. Mr. Godfrey stated that more people are in need of these types of homes and are being taken advantage of. Mayor Hidalgo agreed that this would affect the town because in our community older residents have held on to or saved property around town for their posterity to utilize and build on. What is actually happening is that the children don't want the land to build on and sell the property for development.

Mayor Hidalgo asked the Council to take some time to study the presentation. Mayor Hidalgo feels that there needs to be some discussions on how to protect the growth of

Clarkston. Mayor Hidalgo stated that one thing the Council should do is make sure that strong ordinances are in place so that developers don't take advantage of the town.

Councilmember E. Goodey – Pony Express Days Agenda – Councilmember E. Goodey gave the Council an agenda for this year's Pony Express Days. **See Attachment B** The agenda lists the place and time for each event and who is in charge of each event. Councilmember E. Goodey stated that she had not heard back from the Fire Department as to whether they would willing to be provide breakfast and lunch that day.

Councilmember L. Bytheway – Ricky Thompson Memorial Sign – Councilmember L. Bytheway stated that he talked to Tom Palazzolo about what was on the original sign and was told that the sign said the following: The Ricky Thompson Memorial Ball Field

Councilmember N. Sparks – Cemetery Department - Memorial Day Flags - Councilmember N. Sparks stated that she would be placing flags on veteran's graves Thursday May 23, 2019 at 5:00 pm. Councilmembers were invited to participate, if they could.

LUDMA – Council member N. Sparks reported that three Residential Building Permits were approved at the last LUDMA Meeting held May13, 2019.

4. RELEVANT BUSINESS

June Newsletter Items – The Council discussed the following newsletter items to be printed in the June Newsletter:

- Mayor's Letter
- Pony Express Day Flyer
- Cache Mosquito Abatement District (CMAD) Information
- National Night Out Against Crime

Next Meeting – The next meeting will be a Public Hearing and a Town Council Meeting and will be held Tuesday June 4, 2019 at 6:30 p.m.

5. ADJOURN

There being no further business to come before the Council, Councilmember N. Sparks motioned that the Clarkston Town Council Meeting adjourn. Councilmember E. Goodey seconded the motion. All members present voted "Aye". Motion carried. The meeting adjourned at 8:15 p.m.

Kristi Hidalgo
Clarkston Town Clerk

