

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

August 12, 2020

City Council

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

City Officials Present: Mayor Sharidean Flint, Council members; Stephanie Allred, Charles Wheeler, Karl White, Gerald Osborne, and Brandon Buck, City Recorder; Donja Wright, Police Chief; Ulysses Black, City Engineer; Scott Archibald, Public Works Director; Brett Knight

Others Present: Mark Lynne, Melinda Lee, Clint Moffitt, Florence White, Eric Jones, Steve Seamons, Frank Ashcroft, Matt Nielson, Rusty Shelton, Mike Grunig

Thought / Prayer: Council Member Buck

Pledge of Allegiance: Council Member White

Adoption of Agenda: Council member Osborne made a motion to approve the agenda for August 12, 2020. Council member Buck seconded the motion. Council members Allred, Wheeler, White, Osborne and Buck voted in favor. The motion carried 5/0.

Minutes: Council member Wheeler had a question about the comments from Reed Elder and requested that Donja get more information from Reed prior to approving the minutes. The Council will consider the July 8, 2020 minutes next Council meeting.

Citizen Input: Steve Seamons approached the Council and informed them that on 200 west and 400 south he feels that the flow of traffic should be reversed. Council member Osborne informed Mr. Seamons that the flow of the traffic is meant to slow traffic going to the new high school. The Council will look at this again after the roads are open and traffic is flowing again.

Frank Ashcroft approached the Council and recommended a 4-way stop at that intersection. He also informed the Council that there are two yield signs that need to be changed to stop signs at 100 north and 200 north on 200 west.

Public Hearing to receive input from the public with respect to the issuance of Hyde Park City Water Revenue Bonds, in one or more series, in the aggregate principal amount not to exceed \$6,000,000 for drinking water system improvements, and related improvements. The Mayor opened the public hearing. She explained that the water revenue bond is for a water tank and pipes. It will be financed from the water enterprise fund and it is not anticipated that water rates will increase due to the bonding of the water tank. The Mayor turned the time over to citizens to ask questions.

Clint Moffit approached the Council and requested additional information from the 4-year projection spread sheet that was provided by the City. 1) How is the City going to pay the \$994,000 City portion of the project and 2) what is the \$200,000 transfer in year 2 referencing? Going into year 2 on the spreadsheet it should show a decrease of the \$994,000. Brandon explained that the transfer out in year two is to supplement the capital projects account. Mr. Moffit said that after reviewing the numbers, there is a debt service of \$333,000 and coverage of 1.08. He expressed concern over the coverage and the City's ability to pay the loan without increasing rates. He encouraged the City to look at the debt service and pay as much up front as possible so the City has less debt services out of the operations.

Steve Seamons approached the Council and asked the following questions 1) What area will the project serve? 2) What part of financing will be covered by the developers? 3) Does the whole project need to be done or can it be phased? The Mayor discussed the road projects and plans for how the City will be paying for future projects such as the CMPO road. Council member Buck showed a map of the area that will be serviced by the project. Scott Archibald informed the Citizens that the City is currently updating their impact fees and the water tank project will be taken into consideration in those fees. Some of the cost of the project will be rolled back into the impact fee and as homes come in, they will help pay for the tank and lines.

Rusty Shelton approached the Council and informed them that he is in support of the project. He asked what happens if the City does not do this? He discussed concerns about traffic impact due to growth on the east side. He asked some questions about the reservoir. Scott discussed that the tank is part of the first phase. The reservoir is part of a future phase.

The Mayor closed the public hearing

Resolution 20-11 – A resolution authorizing the issuance and confirming the sale of water revenue bonds, series 2020 in the maximum principal amount of \$5,000,000 for drinking water system improvements, and related improvements; the taking of all other actions necessary to the bonds; and related matters. Council member Buck referenced the impact fee study and reiterated that residents will help foot the bill. Council member White informed the

Citizens that this gives the City an opportunity to put in infrastructure that will help the citizens for many generations. The City will continue to look for ways to conserve water.

Steve Seamons asked about water shares and questioned if they can move to different land. Scott Archibald explained that they must stay within the service district of the share but can be changed within that service area. P&Z is working on an ordinance that will require new developments to provide a certain number of shares or rights with a development.

Council member White made a motion to approve Resolution 20-11 – A resolution authorizing the issuance and confirming the sale of water revenue bonds, series 2020 in the maximum principal amount of \$5,000,000 for drinking water system improvements, and related improvements; the taking of all other actions necessary to the bonds; and related matters. Council member Buck seconded the motion. Council members Allred, Wheelers, White, Osborne and Buck voted in favor. The motion carried 5/0.

Consider Mountain Gate 5 phase 1 final plat and revised construction

drawings: The Mayor informed the Council that the Mountain Gate 5 phase 1 final plat is not ready for consideration. Due to some grade issues, the Council will be reviewing the revised construction drawings to consider a cul-de-sac that is longer than is allowed. The Hyde Park City Council may vary the requirements of the ordinance as outlined in HPC Code section 13.70.100.

“Where unusual topographic or other exceptional conditions exist, the City Council may vary the requirements of this Ordinance after receiving the recommendations of the DRC and P&Z Commission and/or the City Engineer, provided that such variations will not substantially impair the intent of this Ordinance.”

City Engineer, Scott Archibald informed the Council that on 490 North between 900 east and 960 east, the grades on the road will not work. After reviewing many options, the way to make it work is to have a longer cul-de-sac. The Council and public works discussed 2 different pressure zones. Council member Wheeler asked about cul-de-sacs and snow. He asked if lots could be adjusted in such a way to place the snow at the end of the cul-de-sac. He informed the Council that the developer could create non buildable space on some of the lots at the end of the cul-de-sac for snow storage. The Council recommended that the space be a private but non-buildable snow storage easement.

The Council discussed the reasoning for the maximum length being 600 feet. Council member Wheeler said that it was set at that length many years ago for fire protection and emergency equipment. Fire Chief, Jay Downs was in the DRC meeting and approved the extended length for the cul-de-sac .

Council member Osborne asked if the Council has made this exception before. The Council discussed that Evan Campbell did in his subdivision for different reasons.

Council member White made a motion to accept the longer cul-de-sac when the final plat comes through; provided the cul-de-sac includes a snow storage easement. Council member Wheeler seconded the motion. Council members Allred, Wheelers, White, Osborne and Buck voted in favor. The motion carried 5/0.

Departments

ACE: Council member Allred informed the Council that the Bureau of Land Management (BLM) would like the City to consider designing the future retention pond big enough to dip into it in the event of a fire. Blaine Hemp will check with the BLM to see if they will help fund a larger pond. The ACE committee discussed adding a shooting range or banning shooting in the canyon.

Hyde Park City will not have to pay for the '3 hills' fire of July 17 2020 due to an agreement that the City entered into with the Utah Division of Forestry, Fire & State Lands. The state of Utah will pick up the fee.

The City has an Ordinance that does not allow shooting on City property. Council member White recommended placing signs at both entrances to the canyon. The Council recommended that the ACE committee recommend the language for the sign. Council member Osborne is interested in looking into a shooting range rather than closing off all shooting.

Water Dept.: Council member Buck informed the Council that he just received a text from Mark Hurd in opposition to the bond.

Roads: Council member Osborne informed the Council that he has had a request for a cross walk at the intersection of 600 south and 200 west. The traffic going east to west is very high. Police Chief Black recommended a cross walk and flashing lights at that intersection.

Mike Grunig informed the Council that 3100 north will be striped on Friday, shutting down 250 east and 100 west. The whole project will be complete by August 25th. All that is left on 100 west is the island, striping and signs.

Frank Ashcroft informed the Council that a cross walk warning sign on center between 200 west and 100 west has fallen down and a yield sign is missing from the round-about by the high school.

Admin: The Mayor informed the Council that she met with Todd Anderson, the City's new HR representative. He did a 2 hour training on performance reviews.

The Mayor recommended that the Council consider passing a resolution in support of the police department. A resolution that she saw from another City included a proposal to put blue ribbons on trees in support of the police department. The Council was in support of her creating a resolution to be considered.

Parks: Council member Wheeler informed the Council that the plans for the restroom at the 600 south park should have been turned into Darrin for approval. The cement in most areas has been completed, the sprinkler system is approximately 2/3 done, and the pickleball courts are complete. As soon as the bills come in, he will determine if the City has the funding to put in the pavilion this year or if it will have to wait until next year.

Police Commission: Council member White informed the Council that the police commission interviewed 5 candidates for open positions in the police department and they were very impressed with the caliber of the candidates.

Storm Water: Council member White informed the Council that Mike Lowder on 520 south 87 west has an issue with his yard flooding. The houses to the east have a high water table and are pumping water to the gutter and it flows to his property. Brett Knight informed the Council that many of the citizens are pumping water into the curb and gutter and the Council needs to decide if they want to regulate the pumping. Mike Grunig informed the Council that this is the same issue that has been going on for the past few years, only during the summer months. Donja will look up minutes from prior meetings and send them to Council member White and Brett Knight. Whenever the canal water is in the canal, the neighborhood has to pump water into the gutter. When the canal is empty, the issue goes away. Council member Buck informed the Council that the house furthest to the east is pumping onto the road and it will eventually ruin the road.

Police: Chief Black informed the Council that the interviews went well. He gave a brief summary of the weekly stats and informed the Council that there was another fire in Hyde Park Canyon tonight, caused by shooting. It was contained quickly.

Public Works: Brett Knight informed the Council that currently there are different standards for different contractors and he would like to create the same standard for everyone. He recommended that the City adopt the APWA standards as a minimum standard. The City standards in some cases require more than APWA standards. The Council discussed the chip n' seal requirement discussed in the prior meeting. Brett Knight recommended researching the standard for the life expectancy of the road. If there is a 20 year life expectancy, then the chip n' seal will help achieve that. The APWA standards call for a treatment to be done to the road. What does that treatment look like? The Council was in favor of have Mike Grunig, Brett Knight, and Scott Archibald look at the standards and come with suggestions for the Council to consider.

Adjourn: 10:18

Donja Wright – City Recorder

Council member White made a motion to approve the minutes from August 12, 2020 as amended. Council member Osborne seconded the motion. Council members Wheeler, White and Osborne voted in favor. The motion carried 3/0.