Hyde Park City Council Meeting

113 East Center Street

Hyde Park, Utah

August 26, 2020

**City Council**

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

**City Officials Present:**  Council members; Charles Wheeler, Karl White, and Gerald Osborne. Recorder; Donja Wright, Public Works Director; Brett Knight, Council members Brandon Buck, Stephanie Allred and Mayor Flint were excused.

**Others Present**: Mark Lynne, Matt Nielson

**Thought / Prayer**: Council Member Wheeler

**Pledge of Allegiance:** Council Member White

**Adoption of Agenda:** Council member Wheeler made a motion to approve the agenda for August 26, 2020. Council member Osborne seconded the motion. Council members Wheeler, White, and Osborne voted in favor. The motion carried 3/0.

**Minutes:** Council member Wheeler made a motion to approve the minutes from July 8th as amended. Council member White seconded the motion. Council members Wheeler, White and Osborne voted in favor. The motion carried 3/0

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

**Citizen Input:** No Input

**Consider Mountain Gate 5 phase 1 preliminary plat –** Council member Wheeler informed the Council that the plat they are reviewing is the Mountain Gate 5 phase 1 Preliminary Plat. The plat has been approved by DRC and they recommended City Council review it prior to considering the final plat. The plan is before the Council again because there were still a few grading issues that have been corrected. Council member Wheeler informed the Council that there are two sidewalks a 10’ and a 15’ sidewalk. The reason for the sidewalks is two-fold; it enables people to walk through the neighborhood in a loop and allows a pathway for the water system to loop. Council member Wheeler suggested that in order to have room to push the snow, it would be beneficial to change the 10’ sidewalk to 1’ gravel, 5’ sidewalk, and 9’gravel with the pipe under the gravel so it could be dug up. The Council had a discussion about the HOA and who would maintain the sidewalk. This development adds an additional small retention pond for the HOA to maintain. Council member wheeler made a motion to move the preliminary plat forward with the suggested changes. Council member White seconded the motion. Council members Wheeler, White and Osborne voted in favor. The motion carried 3/0.

The Council requested that they have more information on the HOA. Matt Nielson informed the Council that he will get information about the HOA to present to P&Z with the final plat.

**Public Hearing to receive input from the public with respect to Ordinance 20-08; an ordinance amending Ordinance 13-50 Security of Performance:** Council member Wheeler opened the public hearing. There was no input. Council member Wheeler closed the public hearing.

**Consider Ordinance 20-08; an ordinance amending Ordinance 13-50 Security of Performance:** Donja Wright approached the Council and informed them that in State code the maximum warranty that can be required as part of the security bond is 10%. The City has been requiring a 25% warranty. This new Ordinance changes the warranty to 10%, outlines the types of security the developers can submit, and defines the process for inspecting the infrastructure upon completion. The attorney reviewed the Ordinance. Council member Wheeler made a motion to approve Ordinance 20-08; an ordinance amending Ordinance 13.50 Security of Performance, with the addition of an inspection form to be filled out by the City Engineer and Public Works Director. Council member White seconded the motion. Council members Wheeler, White and Osborne voted in favor. The motion carried 3/0.

**Public Hearing to receive input from the public with respect Ordinance 20-09 – an ordinance amending Ordinance 12.260 Planned Unit Development:** Council member Wheeler opened the public hearing. There was no input. Council member Wheeler closed the public hearing.

**Consider Ordinance 20-09 – an ordinance amending Ordinance 12.260 Planned Unit Development:** Council member Wheeler informed the Council that this Ordinance clears up some language in the PUD Ordinance. The Council discussed the meaning of a tie-in (road). Mark Lynne informed the Council that it is illustrated in a diagram that will be included with the Ordinance. Council member White made a motion to approve Ordinance 20-09; an Ordnance amending Ordinance 12.260 Planned Unit Development. Council member Osborne seconded the motion. Council members Wheeler, White and Osborne voted in favor. The motion carried 3/0.

**Public Hearing to receive input from the public with respect to Ordinance 20-10; an ordinance amending Ordinance 12.250 - Senior Planned Unit Development:** Council member Wheeler opened the public hearing. Mark Lynne informed the Council that the changes to this Ordinance are the same as the regular PUD. Council member Wheeler closed the public hearing.

**Consider Ordinance 20-10 – an ordinance amending Ordinance 12.250 Senior Planned Unit Development:** Council member Wheeler made a motion to approve Ordinance 20-10 – an ordinance amending Ordinance 12.250 Senior Planned Unit Development. Council member Osborne seconded the motion. Council member Osborne seconded the motion. Council members Wheeler, White and Osborne voted in favor. The motion carried 3/0.

**Public Hearing to receive input from the public with respect to Ordinance 20-11; an ordinance amending Ordinance 13.30.040 and 13.60.010 of the subdivision ordinance:** Council member Wheeler opened the public hearing. There was no input. Council member Wheeler closed the public hearing.

**Consider Ordinance 20-11 – an ordinance amending Ordinance 13.30.040 and 13.60.010 of the subdivision ordinance.** The Council discussed that since the required bonus density lots are rounded up when calculated, the number of lots allowed in a subdivision should also be rounded by the same method. Council member White recommended the following addition in section 3-b-1; “the number of lots the subdivision is allowed may be rounded to the next whole number” Council member White recommended that the Hyde Park City Ordinances be reviewed to define retention ponds and detention ponds. Council member Wheeler made a motion to approve Ordinance 20-11; an ordinance amending ordinance 13.30.040 and 13.60.010 of the subdivision ordinance with the above change. Council member Osborne seconded the motion. Council members Wheeler, White and Osborne voted in favor. The motion carried 3/0.

**Fraud Risk Assessment – Review the Fraud risk assessment questionnaire and policies.** Donja Wright approached the Council and informed them that they all received a copy of the completed Fraud Risk Assessment plan along with the suggested policies that the State Auditor recommends. The Policies that were included to be reviewed and considered are:

1) Credit Card Policy

2) Fraud Hotline Policy

3) Cash Receipting and Deposit Policy

4) Procurement Policy

5) Ethical Behavior Pledge Form

All of the other recommended policies; the City has as part of their Personnel Policy. The City passed all of the questions on separation of duties. With the policies in place, the only things lacking to put the City at a Very Low Risk for Fraud is to have the Council complete the State Auditor training. Donja informed the Council that the City does not have a licensed or certified expert as part of the team but she does have an accounting degree and is part of the GFOA and does annual training. Donja asked the Council to review the Policies to be considered at a future Council meeting.

**Departments:**

**Streets:** Council member Osborne informed the Council that he drove on the new 3100 North road today and it looks great. They are still missing some signs and there are a few items that need to be fixed, but it is very close to opening. The widening of 200 west will begin in the next few weeks. They are working on continuing the sidewalk to the new high school. The speed limit on 3100 will be 30 mph with a lower speed limit for the round-about.

**Parks**: Council member Wheeler informed the Council that the construction crew will lay the asphalt trail at the new park tomorrow. Scott Archibald, City engineer, has completed the electrical plan for lighting. They are putting in conduits so eventually they will be able to light the parking lot. He has arranged for grass seeding at the new park.

**Stormwater:** Council member White informed the Council that on 520 south, the Lowder family has a detention pond on their property. When there is water in the canal and agricultural fields are being watered, most families in the Hurren Meadows subdivision have to use sump pumps to keep their basements from flooding. The construction drawings for the Hurren Meadows subdivision that were done in 2014 show a detention pond on the Lowder property and the Gunnell property with a pipe connecting the two. The system is currently not functioning. Steve Gunnell says that the Developer, Evan Campbell, informed him that the pond on the Lowder’s property was increased in size so there wouldn’t need to be a pond on Chris Gunnel’s property. Council member White has scheduled a meeting with Steve Gunnel, Mike & Audrey Lowder, the City Engineer and the Public Works department staff to discuss what can be done to ensure that the storm water system is working correctly and to reduce the amount of groundwater in the subdivision. The City is also working with Rick to see if the City signs a hold harmless agreement and pays him $4,000, he will sign something that says the City can have use of the pipe that runs along the south side of his property as a part of the storm water system

Adjourn: 8:30

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Donja Wright – City Recorder

**:** Council member Wheeler made a motion to approve the minutes from August 26th as amended. Council member White seconded the motion. Council members Wheeler and White voted in favor. The motion carried 2/0. The Council made another amendment to the minutes. Council member Wheeler made a motion to approve the minutes from August 26th as amended. Council member White seconded the motion. Council members Wheeler and White voted in favor. The motion carried 2/0.