

**The Minutes of
Honeyville City Council
September 8, 2021 Regular Meeting**

Mayor Pro Tem Bruce Nelson called the meeting to order at 7:00 p.m. Mayor Bingham was excused from tonight's meeting.

Present were Mayor Pro Tem Bruce Nelson, Councilmembers Jeff Sanders, Trevor Gardner and Dale Millsap. Sharon Lorimer arrived at 7:02 p.m.

Approximately 4 members of the public were present.

Jeff Sanders offered the invocation and led the group in the Pledge of Allegiance.

Conflict of Interest, if any: None Noted

Public Comment Period: Wayne Aoki: Asked the council when they will be installing the water meter on the property he sold directly across from the west park. He was informed that the water impact fees need to be paid prior to the installation of a meter.

Planning Commission Report – Zoning Administrator, Codey Illum.

A. Planning Commission Report: Last month's Planning Commission meeting was cancelled due to a lack of a quorum. Codey reported on 2 different development requests. One on Highway 38 and the other on 3600 W. Codey reached out to our city attorney for direction on the proposed development on Highway 38 and was informed that the individual would need to apply for a re-zone. He has also been working with the developer who would like to create a 27-lot subdivision out on 3600 W. The current proposal does not meet the city's current zoning. So there first step would be to apply for a re-zone. However, there are several other issues with developing that area. Codey would like the city engineer to do an analysis of this area in order to present all of the issues to the developer. **Dale M** expressed the need for 66' road dedications. This would need to be 33' from the center of the road. Currently the road does not meet this width. **Bruce N** reported that he has been talking with our city engineer regarding the water issues in this area. There was discussion about the possibility of having the developer pay to have a new waterline installed. The council will need to look at the water master plan to see if this is something the city can currently facilitate. There are currently COVID funds available for water development. However, those funds are not available to private developers so the municipality would have to look at the needs of the city to see if this would be a priority or if there are other areas that take precedence. The council was also concerned about the matching of funds this may require. **Codey I** reminded the council that it is very important that they rely on their master plans to

help make a decision. Most cities develop from the inside out and this proposed development is one of the furthest points from the center of the city. To get improvements there it would be very costly. **Trevor G.** suggested that the current code states that a subdivision needs to abut a current subdivision, but needed to look at the code to be sure. The council discussed a subdivision that was annexed into Honeyville; however, the council was made aware that the proposed subdivision still would not be right next to this development because there is another land owner in-between those properties. The council felt that they needed to see some engineering and be aware of all the issues with that property. The issues the council is currently aware of are: Road Width, Water Supply, Fire Flow, Secondary Water issues just to name a few. The developers have requested a meeting to address the issues, however they have been informed that in order to move forward with their proposed subdivision they would need to apply for a re-zone. **Dale M** expressed the need to stay consistent and **Sharon L** stated that they must follow the ordinances. **Dale M** clarified that by following the ordinances they will in turn be consistent. Therefore, he felt that the city should require the 33' dedication on the side of the road being developed, but also require the improvements to the pavement and shoulder on that side of the road. **Codey I** stated that they will need to rely on the road master plan to see if the current road is even capable of handling that increased amount of traffic. **Trevor G** expressed that this is why the city develops in stages. It doesn't make sense to widen the road only in front of the subdivision and then have the road funnel down. **Bruce N** stated that the next issue is the water. The current line does not meet fire flow requirements. He would like to meet with Dana regarding these issues prior to holding a meeting with the developers. **Troy M** stated that looking at things for the future, the best route would be to loop the water system. **Trevor G** expressed the he is having a hard time considering the development of more homes when the city is already restricting its current residents water use. He didn't feel this was right.

City Administration – Mayor Pro Tem Bruce Nelson:

- A. Water Attorney Recommended Motion:** Craig Smith, a water attorney, met with the city and sent a contract for the council to review.

DALE MILLSAP motioned to retain Smith Hartvigsen per the presented proposal and ask them to prepare an ordinance for adoption. SHARON LORIMER seconded the motion. MOTION CARRIED with Jeff Sanders for, Sharon Lorimer for, Trevor Gardner for and Dale Millsap for.

- B. City Rental:** The city owns one home that they rent. The rent on that home has been increased from \$550 to \$1,100.
- C. Contract for Fire District:** The Mayor is going to inform the Fire District that they need to be paying rent on the City Building if they want to continue using the building. **Dale**

M felt that it is really important to keep the Fire District here in Honeyville. This is a great service to Honeyville residents. **Bruce N** expressed that it is important to keep the fire department here, however if the Fire District does not want to pay their fair share, then Honeyville may consider pulling out and going back to Honeyville City Fire Department.

- D. Cemeteries:** Bruce suggested putting a water system in both cemeteries and the west park. Ria Hunsaker owns the water rights for the spring down by the park and has passed away, Riela Gardner currently owns that water. Currently Marlon Bingham waters his sheep with that water. If the city wants to try and file on that water, they would first need to look into what it would take to put a sprinkler system in. **Bruce N** got 2 different estimates for sprinkling systems for cemeteries. The first estimate was \$15,000.00/acre and the second one was \$3,500.00/acre. For both cemeteries it would equal roughly 11 – 12 acres for both cemeteries. **Jeff S** felt that the cemetery next to the East Park would be easier because of the pump and filter system they have already installed with the park improvements. **Troy M** felt that they could cut down the expense by not having pop-up heads. He suggested going with a system that had push-in rainbirds. **Trevor G** suggested just tackling one project at a time. **Dale M** asked about current cemetery complaints. The council was made aware that there were complaints on Facebook regarding the upkeep of the cemetery. Also, an individual who had complained received a letter from the city on an entirely different issue and felt it was retaliation. It was clarified that it was pure coincidence that the prosecuting attorney approved the action to move forward with a complaint within this same timeframe. The office staff had been working closely with the attorney on this issue for months.
- E. Security Cameras:** Cameras have been purchased, the shop has been wired and they are ready to be installed. Troy M stated that things should slow down in about a month and they should be able to install those then. He will order signs stating that the shop is under surveillance.
- F. Electronic Portable Sign:** The council had previously talked about getting an electrical sign to inform the public of community events. YESCO will be bringing a portable sign for the city to demo. They had discussed putting it on 6900 in between the city rental home and the Frontier Station. Trevor felt that it may be better at the Honeyville City Park.
- G. City Council Regular Meeting Minutes – 08/11/21**

DALE MILLSAP motion to approve the 08/11/21 City Council Regular Meeting Minutes as presented. JEFF SANDERS seconded the motion. MOTION CARRIED with Jeff Sanders for, Sharon Lorimer for, Trevor Gardner for and Dale Millsap for.

H. Check & Deposit Details – 08/01/21 – 08/31/21

DALE MILLSAP motioned to approve the 08/01/21 – 08/31/21 Check & Deposit Details as presented. TREVOR GARDNER seconded the motion. MOTION CARRIED with Jeff Sanders for, Sharon Lorimer for, Trevor Gardner for and Dale Millsap for.

I. Reconcile Bank Statement – Trevor Gardner

General Community Events/Buildings & Equipment- Councilmember Trevor Gardner

- A. **Shop Lean To:** Trevor reported that he is still working on gathering bids.
- B. **Halloween Activity:** Details coming soon.

Parks & Cemeteries/City Communications – Councilmember Jeff Sanders

- A. **Emergency Communications:** Jeff is currently a certified hand radio operator for the city. As the council transitions, he would like to find someone else to take charge. Luana Canfield is an operator and may be willing to do this for the city.

Public Health & Safety/Planning Commission/Youth City Council – Councilmember Sharon Lorimer:

- A. **Trails Committee:** They have decided to continue moving forward with a trail open house where the community can come and give input regarding trails.
- B. **Master Plan:** Sharon had asked for an updated master road and water plan. This would help them have a very clear outline for the Master Plan. Trevor suggested having a work meeting to address this. Sharon reported that the grant money probably won't be available until January 2022.

Water Systems & Drainage – Councilmember Bruce Nelson

Nothing to report at this time.

Streets & Roads/Mosquito Abatement – Councilmember Dale Millsap:

- A. **Shaw Road Follow Up:** The county has not completed the study on this area yet, but they did state that the city should not rely on the GIS map. There is an easement. Chad Montgomery with the county will prepare a file and give that to the council to decide where to go from there. Dale was sensitive to the Shaw's concerns, however he felt that the road may be a benefit to the city at some future point and it is difficult to get back what has been given away.
- B. **Mosquito Abatement:** West Nile positive pool tests are up. It was also reported that Mosquitoes before dusk are nuisance mosquitoes; after dusk those mosquitoes may be carrying the West Nile Virus.

DALE MILLSAP motioned to adjourn. JEFF SANDERS seconded the motion. MOTION CARRIED with Jeff Sanders for, Sharon Lorimer for, Trevor Gardner for and Dale Millsap for.

The meeting adjourned at 8:20 p.m.

The foregoing minutes were taken and typed by Brittiny Chlarson.

I certify these minutes to be true and accurate to the best of my knowledge.

ATTEST:

DATE APPROVED: 10/13/21



Brittiny Chlarson
Brittiny Chlarson – Clerk/Recorder

Boyd Bingham
Boyd Bingham - Mayor

