

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

Mayor Boyd Bingham called the meeting to order at 7:00 p.m.

Present were Mayor Boyd Bingham, Councilmembers Bruce Nelson, Jeff Sanders, Trevor Gardner, and Dale Millsap.

Approximately 15 members of the public were present.

Councilmember Dale Millsap offered the invocation and led the group in the Pledge of Allegiance.

Mayor Bingham informed the council that Councilmember Sharon Lorimer has resigned from her position on the city council due to personal circumstances. This position will be filled later in the meeting.

Conflict of Interest, if any: None Noted

Public Comment Period-

- A. Derek Farr** presented State Code regarding Agricultural Protection Areas. He directed the council's attention to 17-41-304(3) of that code which addressed the time frame which the applicable legislative body shall approve, approve and modify, or reject the proposal.

The Farr's submitted an Agriculture Protection Area application on September 11, 2018. It went before the Planning Commission on September 26, 2018 and the City Council tabled the application on April 10, 2019.

Derek feels that according to the State Code, and the lack of action taken in the specified 120 days, now means his application is approved and would like this on the City Council agenda so that it can be filed and updated with the county.

Planning Commission Report – Zoning Administrator, Codey Illum:

- A. Planning Commission Report:** The Planning Commission reviewed the Evans Lot Line Adjustment which meets all requirements. It has been reviewed and received a recommendation of approval from the city engineer, Dana Schuler. The Commission voted to recommend its approval to the council.

Codey I also reported that he has been working with Richard Shaw. He built an agricultural building on his property and later posted a sign for storage. Codey failed his inspection because these types of businesses are not allowed in an Ag Zone. Mr. Shaw stated that the parcel in question had been rezoned and presented the documentation to Codey. Shaw's property was rezoned in 2011 from Agricultural to Commercial, Brittiny, the city clerk, was able to verify this information through Planning Commission and City Council minutes. Mr. Shaw was informed that because it is a Commercial Use area he will now need to present a site plan. There is some concern about the water inadequacy in that area. **Bruce N** will talk more during his portion of the meeting on water. It was clarified that the parcel that was rezoned to Commercial is 3750 W. 7200 N. and allows "open air storage" in that zone. **Trevor G** asked about fire suppression requirements for that type of building. The City needs to make some big decisions regarding the water in that area of town.

City Administration – Mayor Boyd Bingham:

- A. Davis & Bott Audit Report – Matt Jensen** reported that there were no issues with retaining information from the staff. The city received a clean opinion on financials. He further reported that separation of duties is hard in a small town because it is not cost effective. The Council rotates who reconciles the bank statements each month to help alleviate this concern. There were no issues with State Compliance this year.
- B. Evans Lot Line Adjustment:**
DALE MILLSAP motioned to approve Evans Lot Line Adjustment. BRUCE NELSON seconded the motion. MOTION CARRIED with Bruce Nelson for, Jeff Sanders for, Trevor Gardner for and Dale Millsap for.
- C. City Council Vacancy Applicants:** Due to family conflicts Sharon Lorimer resigned as a councilmember. The council vacancy was posted for 2 weeks allowing time for citizens to apply for the position if interested. There were three applicants Elaine "Lainie" Maybury, Kory Wilde, and Bart Pali. Councilmembers each asked a question and each applicant answered. A paper ballot was then voted on by councilmembers and Blair Perry and Wendy Lindauer counted votes. The first vote resulted in a tie with Bruce Nelson and Dale Millsap voting for Kory Wilde and Jeff Sanders and Trevor Gardner voting for Lainie. A revote was held including Mayor Boyd Bingham's vote. Kory Wilde won that vote with Bruce Nelson, Dale Millsap and Mayor Boyd Bingham voting for Kory Wilde and Jeff Sanders and Trevor Gardner voting for Lainie Maybury. Kory will be sworn in during the January 12, 2022 City Council Meeting.
- D. Planning Commission Vacancy:** It was reported that Cherisse Kaminska was appointed to fill Trevor Gardner's remaining term on Planning Commission when he was elected to the City Council. That term ends in December, Mayor Bingham recommended

appointing Cherisse Kaminska to remain on the Planning Commission. This will be a 4-Year Term.

DALE MILLSAP motioned to approve the recommendation that Cherisse Kaminska remain on the Planning and Commission. JEFF SANDERS seconded the motion. MOTION CARRIED with Bruce Nelson for, Jeff Sanders for, Trevor Gardner for and Dale Millsap for.

- E. **Planning Commission Training:** Currently the Planning Commission receives no compensation for their service to the community. Some other communities compensate their commissions quite a bit. The Mayor would like to compensate the Commission if they attend trainings. **Codey Illum** shared there are multiple trainings available online through Utah League. Codey Illum, Bob Kosbab, and Blair Perry will discuss compensation at their next meeting.
- F. **Board of Appeals:** Currently the city has an appointed Board of Appeals who rarely have a meeting. It is difficult to keep individuals trained who do not have an active role. Some other communities have decided to hire this role out and have someone from a legal stand point review those issues. The Mayor wanted the Council to think about what might be best for Honeyville. The City's current board will handle the existing Board of Appeals application.
- G. **City Hall Remodel:** The Architect hopes to have an RFP ready by January 1, 2022 for the construction of the building and for a CMGC (Construction Manager General Contractor) who would oversee the project and materials used to ensure sure funds are utilized for the city's needs and not for elaborate additions. The Mayor is hopeful this will save the city some money.
- H. **2022 Meeting Schedule & Opening Ceremonies:**
BRUCE NELSON motioned to accept the 2022 Meeting Schedule & Opening Ceremonies as presented. DALE MILLSAP seconded the motion. MOTION CARRIED with Bruce Nelson for, Jeff Sanders for, Trevor Gardner for and Dale Millsap for.
- I. **2022 Holidays:**
DALE MILLSAP motioned to accept the proposed Honeyville City Holidays for 2022 as presented making a correction to Christmas Holiday dates from Monday, December 25th to reflect the actual day off of Monday, December 26th. JEFF SANDERS seconded the motion. MOTION CARRIED with Bruce Nelson for, Jeff Sanders for, Trevor Gardner for and Dale Millsap for.

- J. **City Council Regular Meeting Minutes - 11/10/21**
BRUCE NELSON motioned to accept the City Council Meeting Minutes for 11/10/21 as presented. TREVOR GARDNER seconded the motion. MOTION CARRIED with Bruce Nelson for, Jeff Sanders for, Trevor Gardner for and Dale Millsap for.
- K. **Check & Deposit Details – 11/1/21 – 11/30/21:**
JEFF SANDERS motioned to accept the 11/1/21 – 11/30/21 Check and Deposit Detail as presented. BRUCE NELSON seconded the motion. MOTION CARRIED with Bruce Nelson for, Jeff Sanders for, Trevor Gardner for and Dale Millsap for.
- L. **Outgoing Council Recognition:** The Mayor presented a Certificate of Recognition to Jeff Sanders and thanked him for his time on the City Council.
- M. **Reconcile Bank Statement – Jeff Sanders**

General Community Events / Buildings & Equipment – Councilmember Trevor Gardner:

- A. **Shop Lean-To:** The lean-to addition to the shop has been completed and the Public Works employees are already using it. The project came in slightly over budget because they added 3' of concrete.

Parks & Cemeteries / City Communications – Councilmember Jeff Sanders

- A. **East Park:** Jeff Sanders was pleased with how the park was looking and felt that the grass was coming in well. **Mayor Bingham** reported that the canal company contacted him about water usage for the upcoming year. In 2022 the City will be on a set schedule for watering to help regulate the water flow in the canal. The Mayor felt that the best way to deal with this would be to get the cemeteries on an automated sprinkling system as well. That way parks and cemeteries can be watered when the Public Works Employees are off the clock. A recommendation was made to petition for 2 water turns of 20 hours instead of 1 for 39 hours straight.

Jeff would like to thank Frank May for the fence he donated to Calls Fort Cemetery.

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

- A. **Master Plan Follow Up – Sharon Lorimer was not present at the meeting.**
- **Housing**
 - **Land Use**
 - **Sewer**

Water Systems & Drainage – Councilmember Bruce Nelson

A. Master Plan Follow Up –

- **Water:** After talking with Dana about the Water Master plan he realized that they were going to need help to create a General Plan before they could move forward with other master plans. **Mayor Bingham** let the council know that Zac with BRAG has been Sharon's contact person. She has been very involved with creating a new General Plan and will help get Kory up to speed with this project.

B. 3600 W. Subdivision:

A small committee met with the developers who would like to develop out on 3600 W. During that meeting one of the issues discussed was the water flow in that area. After that meeting Bruce met with the city attorney, Amy Hugie and the City Engineer Dana Schuler to discuss the water issue. During that meeting Bruce was informed that if the city moved forward and allowed that subdivision to come in knowing that there was a water shortage, they would be liable for any issues that came from that shortage. Dana told Bruce that the only way the city could get up to code for the fire protection would be to take two lines out to 3600 W. One would be from South Salt Creek Road and the other line would extend off the line that goes down 6900 N. under the freeway. This would cost roughly a million dollars. **Blair Perry**, the city treasurer stated that the only way to do this would be to bond. This would put every other project the city has on hold for 3-4 years. The city needs to prioritize which project has the greatest need for the entire community. **Troy McNeely** reported that the current line is a 6" line and that during the summer there is a big pressure issue; particularly for the dairy. It was further discussed that if the city were to bond for something like this it would take 30 years to pay it off. Even the impact fees collected from the potential homes would not make a big difference in this debt. **Mayor Bingham** reminded everyone that even though they are government, they still need to operate within a budget. As the council continued to discuss the potential waterline improvements **Bruce N** questioned how the 6" line that goes under the Railroad (that will connect with Salt Creek) would increase the flow for the 3600 waterline. **Troy M** didn't feel it would increase the pressure at all, but would simply allow more water to be in the line. Bruce will talk with Dana about this issue. **Codey I** asked how the staff should proceed when approached about development in this area moving forward. **Bruce N** will ask the city attorney how the city should address this issue. **Alec Silva** asked the council about the possibility of putting fire sprinkler systems in each home to meet the fire flow requirements. **Codey I** clarified that the city has a source problem and that this would not fix any of the issues, in fact it would create an even bigger strain on a line that does not have adequate water.

C. Water System Upgrade Grant:

The city did not receive the grant funds they applied for to improve the waterline from South Salt Creek Road to 3600 W.

Streets & Roads / Mosquito Abatement – Councilmember Dale Millsap

A. Master Plan Follow Up – Dale Millsap left the meeting at 8:20 and was not able to address this issue.

- **Transportation**

BRUCE NELSON motioned to adjourn 8:50 p.m. TREVOR GARDNER seconded the motion. MOTION CARRIED with Bruce Nelson for, Jeff Sanders for and Trevor Gardner for.

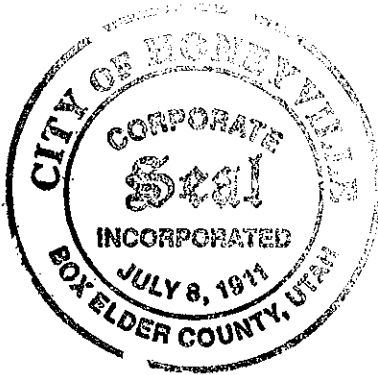
Meeting adjourned at 8:50 p.m.

The foregoing minutes were taken by Wendy Lindauer and typed by Brittney Chlarson.

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

ATTEST:

DATE APPROVED: 1/12/22



A handwritten signature in cursive script, reading "Brittney Chlarson", written over a horizontal line.

Brittney Chlarson – Clerk/Recorder

A handwritten signature in cursive script, reading "Boyd Bingham", written over a horizontal line.

Boyd Bingham - Mayor