

**The Minutes of
Honeyville City Council
July 13, 2022 Regular Meeting**

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

Present were Mayor Boyd Bingham, Councilmembers Bruce Nelson, David Hougaard, Trevor Gardner and Dale Millsap. Kory Wilde arrived at 7:02 p.m.

Approximately 13 members of the public were present.

Employees present were: Brittney Chlarson, Clerk/Recorder
 Blair Perry, Treasurer
 Dana Shuler, City Engineer
 Troy McNeely, Public Works

Bruce Nelson offered the invocation and led the group in the Pledge of Allegiance.

Conflict of Interest: None noted.

Public Comment Period:

Jordon Anderson with Central Box Elder Fire District reported that BE County is instituting a level 1 fire restriction and encouraged the city to adopt something similar. Because the city is incorporated, they would need to create their own restrictions.

Planning Commission Report – Zoning Administrator, Codey Illum:

- A. **Kenny Funk** reported that the Planning Commission recommends that 8- 1-13 be removed from the ordinance. The information in this section is covered in other areas of the code and this causes confusion.

Think Architect – Cory Solum - City Hall Remodel:

- A. **City Hall Remodel:** **Cory Solum** presented plans for the city hall remodel and addressed questions the council had. They also discussed the need and purpose of the remodel. The Mayor expressed the need to keep the current facility functioning during the remodel. Cory stated this is a common practice and it will not be a problem. He also suggested having a construction manager who would oversee general contractor and make sure the needs of the city are being met.

The council asked for a rough figure on what the remodel would cost. Cory shared that construction prices are approximately \$200 – \$250/square foot. The remodel will be around 3700 square feet which would put the cost at roughly \$750,000.00. or as high as

\$900,000.00. The city has been budgeting for this expense and hopes not to bond to do the remodel. There was further discussion regarding the bid process and ways to cut cost. The council requested that Cory give a bid for what it would cost to have him as a construction manager along with putting the city hall remodel out to bid.

KORY WILDE motioned to authorize Think Architect and Cory Solum to send the city hall remodel out to bid. BRUCE NELSON seconded the motion. MOTION CARRIED with Bruce Nelson for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

City Administration – Mayor Boyd Bingham:

Discussion Items:

- A. **A-5A:** **Dana Shuler** explained to the council that when they approved the creation of the A-5A zone back in 2021 they did not complete the process and pass it by ordinance; therefore, it is not valid. Also, upon further review, there were several contradictions with the new zone that need to be addressed to meet the true intent of the city. The city attorney has advised the council to table any action on the A-5A zone until it can be reviewed and cleaned up. A public hearing will need to be held after this is done. After which, the council will be able to approve and enact the zone by ordinance. Dana also shared that because there is still an A-20 zone on the city's zoning map, the city will need to keep that in the code rather than remove it. Removing the A-20 would cause a general plan revision as well.
- B. **City Code Review:** Our City Attorney recommended reviewing the entire city code. This will require an attorney to sit in meetings along with the engineer to make sure it is done correctly. It was stated that the State looks at their Code and tries to make the code cleaner and not redundant. **Mayor Bingham** shared that Amy Hugie cannot attend our meetings due to a conflict with her schedule and recommended using different attorneys to attend the meeting. It would cost roughly \$20,000 - \$30,000 to have an attorney sit in meetings and assist with this review. There was concern expressed about whether or not this is an urgent need. It was stated that if the city does not prepare properly then as the city grows, developers will take advantage of any weak spots in the code.
- C. **Board of Appeals:** Currently the Board of Appeals needs to replace 2 spots. **Mayor Bingham** has requested that the council come up with some recommendations and submit them to him.
- D. **Watering on “off” Days:** Currently the city is only getting 158 gallons per minute out of the springs this is 2/3 of what the city had a year ago. The water supply is extremely low. For this time of year **Troy M** stated that the city should be gaining roughly 500 gallons per minute. It was also stated that if residents are watering on their assigned days, they are not necessarily using less water. Citizens in attendance felt that the severity of the situation needs to be made public. Information was sent out earlier in the year, however it doesn't appear that residents read the information. The council

decided to mail out a letter separate from the water bill explaining the water shortage to the residents and respecify the watering times. If the city is unsuccessful after informing citizens, then they may need to look into raising the water rates.

E. Reconcile Bank Statement – Trevor Gardner

Action Items:

A. Troy McNeely – CUP Application: Troy requested approval to live in a trailer on his property while he looks for property to build on and his daughter's family lives in his home. He has a separate septic hook up that he could utilize. The Planning Commission recommended approval as long as Troy has proper sewage and power. The CUP is good for the length of one year, after which he would need to reapply.

DAVID HOUGAARD motioned to approve Troy McNeely's CUP Application for the length of one year per the Planning Commissions recommendation. BRUCE NELSON seconded the motion. MOTION CARRIED with Bruce Nelson for, David Hougaard for, Kory Wilde against, Trevor Gardner for and Dale Millsap for.

B. Ordinance 2022-01/Enacting A-5A:

DALE MILLSAP motioned to table Ordinance 2022-01. KORY WILDE seconded the motion. MOTION CARRIED with Bruce Nelson for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

C. Resolution 2022-03/Subdivision Improvement Agreement:

This agreement is a standard Subdivision Improvement Agreement template that the city will use when they need to set up an escrow agreement with developers.

DAVID HOUGAARD motioned to approve Resolution 2022-03/Subdivision Improvement Agreement. DALE MILLSAP seconded the motion. MOTION CARRIED with Bruce Nelson for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

D. City Council Work Meeting Minutes – 04/20/22:

BRUCE NELSON motioned to approve City Council Work Meeting Minutes 04/20/22 as presented. KORY WILDE seconded the motion. Bruce Nelson for, David Hougaard abstained because he was not present for that meeting, Kory Wilde for, Trevor Gardner for, Dale Millsap abstained because he was not present for that meeting.

E. City Council Regular Meeting Minutes – 06/08/22:

DALE MILLSAP motioned to approve City Council Regular Meeting Minutes 06/08/22 as presented. BRUCE NELSON seconded the motion. MOTION CARRIED with Bruce Nelson for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

F. Check & Deposit Details – 06/01/22 – 06/30/22:

BRUCE NELSON motioned to approve Check & Deposit Details 06/01/22 – 06/30/22 as presented. DAVID HOUGAARD seconded the motion. MOTION CARRIED with Bruce Nelson for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

General Community Events/Buildings & Equipment – Councilmember David Hougaard

- A. 4th of July Activities:** It was suggested that the city use food trucks next year during the 4th of July activities due to the lack of volunteers. There were also complaints made about the wasted time between the parade and when the park activities began.
- B. Trunk or Treat:** This event will take place at the Honeyville City Park and Dave wondered if there would be a youth city council in place to help with this.
- C. Walk Through of Rental Home:** Dave will contact Codey Illum to do a walk through of the rental home.

Parks & Cemeteries – Councilmember Trevor Gardner

- A.** Trevor Gardner will now oversee the Youth City Council.

Public Health & Safety/Planning Commission/Youth City Council – Councilmember Kory Wilde

- A. Trap Shoot:** Reported a very good turnout. Luanna Canfield did a good job.
- B. Youth Rodeo:** Kory recommends that the rodeo not be held in the morning. He asked that if money is made that it be applied to rodeo arena lights. He also stated there needs to be a committee, because this is such a big event.

Water Systems & Drainage – Councilmember Bruce Nelson

- A. Surveying the Water System:** Jones & Associates did some surveying on the waterline located between Chad Kirby and Dave Forsgren's home.
- B. North Well Chlorinator:** Troy & Dana are researching the expense of improving the North Well chlorinator because it is currently not up to requirements.
- C. FEMA Grant Study:** The drainage study has been completed and Jones & Associates is currently working on the report after which they will present it to the city council. They are also working on the Flood Control Ordinance which will be about 17 pages.

Streets & Roads/Mosquito Abatement/City Communications – Councilmember Dale Millsap

- A. Roads:** The road crew has been mowing the edges of the roads.

- B. Pothole Machine:** The machine should have shipped over weekend, but the Mayor still has not seen it.
- C. Road to access newly purchased property:** Bruce N reported that he has been researching the section of road that shows it is a state road and there is a possibility that the city could get that road transferred to them.

4th of July Volunteer Thank You: Give volunteers a gift card to Maddox or have a council member host a thank you dinner at Maddox.

BRUCE NELSON motioned to adjourn at 9:02 p.m. DAVID HOUGAARD seconded the motion.
MOTION CARRIED with Bruce Nelson for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

Meeting adjourned at 9:02 p.m.

The foregoing minutes were taken and typed by Brittney Chiarson.

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

ATTEST:

DATE APPROVED: 8/10/22



Brittney Chiarson – Clerk/Recorder



Boyd Bingham - Mayor