

**The Minutes of
Honeyville City Council
September 14, 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, Kory Wilde, Trevor Gardner and Dale Millsap.

Approximately 9 members of the public were present.

Employees present were: Brittany Chlarson, Clerk/Recorder
 Blair Perry, Treasurer
 Troy McNeely, Public Works
 Codey Illum, Zoning Administrator

Kory Wilde offered the invocation and led the group in the Pledge of Allegiance.

Conflict of Interest: None noted.

Public Comment Period: No comments were made.

Planning Commission Report – Zoning Administrator, Codey Illum:

- A. Public Hearing:** There will be a public hearing held in the Planning Commission meeting on September 28, 2022 for the proposed Chlarson Subdivision Rezone.
- B. 3 Lot Subdivision:** Codey anticipated a Concept Plan submittal from Keevin Nelson to do a 3 Lot Subdivision.
- C. Kaminska Flag Lot/Building Permit:** A building permit has been issued for the Kaminska's. They have decided not to record that parcel as a Flag Lot. They have 6 months from when it was approved to record this with the county recorder. Therefore, after 6 months the city will issue a letter stating that the parcel will stay as recorded and if they choose to pursue the Flag Lot they will need to begin the process again.
- D. Fire Hydrant Issue:** Codey has been working with Mr. Hammon regarding a fire hydrant issue. The county is in the process of appointing a new fire marshal. Once the fire marshal is in place the city will rely on their expertise on how to enforce the fire code.

City Administration – Mayor Boyd Bingham:

Discussion Items:

- A. Water Rates/Water Usage:** The council had previously discussed increasing the water rates. **Bruce N** shared that the wells are currently healthy, but we don't have a way of knowing how long they will stay healthy. Bruce had Troy gather information from

2017-2020 (he excluded 2021 because of the drought conditions) and he took the average of what the springs were producing. He reported that what the springs are producing today is only about a quarter of what the average produced. Where the wells may be fine, the springs are as low as they have ever been. Last year the springs were very low with about 250 gallons of water per minute, currently the springs are producing 152 gallons of water per minute. **David H** also expressed that the other communities that share an aquifer with Honeyville are not doing anything to preserve water and that currently the city does not have any limitations on new water hook ups. This can be confusing to residents.

Mayor Bingham shared that in order to stop a water hook up would be to put a moratorium on the water. There is a legal process that needs to be followed to do this. **Bruce N** shared that the city cannot stop people from moving into town, but if the city puts a moratorium on water, they can require individuals to find their own source to supply water to them. **Kory W** shared that Mantua limits developers to 15 water meters per year to help manage the growth.

The city has some upcoming expenses for water improvements, some of which are mandated by the state. In order to cover these costs, there may need to be a water rate increase. The council decided to hold a work meeting on November 9, 2022 at 6:00 p.m. to discuss this issue.

Bruce N reported that the city engineer Dana Shuler shared that it would cost the city \$2,500 for her to help the city with a water rate study. He felt that they need to assess the water impact fees and that they need to establish a grounds as to why they're raising the water rates. The city is aware that the state mandate to replace lead pipes will be very costly. **Blair P** stated that current operating costs are skyrocketing. The continuous use of the pumps has raised the power bill significantly. He wanted the council to think about where they would apply those fees, base rates or overage rates. Bruce & Blair will come up with a list for the November 9th meeting. They will also produce a list of Residential/Commercial/Ag users.

- B. Flood Hazard Mitigation Plan:** **Mayor Bingham** took issue with the 54" pipe included in this plan. He felt a much smaller pipe would do what is needed. The expense of the pipe alone would cost the city \$100,000.00. He wondered if this was the smartest utilization of funds. **Dale M** expressed caution about stepping into the engineering role as council members. The calculations shared last month were based off of a 100-year event. **Bruce N** shared 2 different 100-year events that he is aware of that have happened this year and is aware that they do happen, however he also struggles with the 54" pipe. He would like to do some more research on this issue. The Mayor and Bruce decided to turn down a possible grant because they didn't feel there had been

proper vetting on the presented plan. **Dale M** expressed that a lot of people will not be happy about turning the grant down if it slows the project process down. **Bruce N** understood that feeling but felt that things need to be done right the first time. **Mayor Bingham** expressed that while the engineer is very good, she does not know the lay of the land the way residents do. He reported that the water north of the canal drains into the canal which will take some of the water away; there are also homes that have a natural drainage towards the Salt Creek and there is a small drain on the west side which will take some water. **Dale M** stated that the massive pipes are designed for large amounts of water. He feels that the council has been discussing this issue for a long time and that it needs to move forward and that waiting an additional year is not a good idea. The grant would require the city to pay 25% and would cover 75% and would not commit them to pursuing the project. **Dale M** wondered why then they were not at least applying for the grant. **Bruce N** re-expressed his desire to do his due diligence before spending city funds. He asked if Dale had considered reducing the size of the pipe and changing the slope to create the same or similar results, but reduce the cost of the city. This has not been looked at. Bruce will contact Dana regarding concerns.

C. Master Metering: The city will be required by the state to meter the water from the springs. The council discussed budgeting issues and presented the price estimates from Jones & Associates and discussed the benefits of each meter. Bruce felt that the city would get good enough results with the least expensive option which would be the Clamp-On Ultrasonic Meter option. This will be an action item in October.

D. Think Architecture: The Mayor cannot get ahold of the architect to find out why he has not put the City Hall project out to bid.

E. Reconcile Bank Statement – Bruce Nelson

Action Items:

A. Rental Home Management: The council decided to wait one more month to make a decision regarding the rental home, per the options discussed in closed session.

B. Board of Appeals: **Mayor Bingham** recommended that David Decoursey serve on the Board of Appeals

DAVID HOUGAARD motioned to approve David Décoursey as a Board of Appeals member. **BRUCE NELSON** seconded the motion. **MOTION CARRIED** with Bruce Nelson for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

C. North Well Gas Chlorination Project: Dana Shuler with Jones and Associates provided a cost estimate to put in a gas chlorinator at the North Well. Currently the city is running

on a temporary system. The State has required that the city prove they are moving forward with this project. **Bruce N** asked Blair if the city could afford to spend the money to improve the waterline and to install a new chlorinator. The budget would have to be amended to do both projects. Bruce feels the waterline takes priority over the chlorinator project. The water line has led joints and has had several leaks. Blair will look at other capital projects the council had suggested doing this fiscal year. There was discussion about going out for bid after which the council could have a budget discussion. The Mayor asked that Jones & Associates put the project out to bid.

BRUCE NELSON motioned to have Jones and Associates put the Chlorination Project and the Hwy 38 Waterline, 6000 N. – 6300 N. projects out for Bid. DAVID HOUGAARD seconded the motion. MOTION CARRIED Bruce Nelson for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

D. Hwy 38 Water Line, 6000 N. – 6300 N.: Addressed in motion above.

E. City Council Regular Meeting Minutes – 08/10/22

DALE MILLSAP motioned to approve the Regular Meeting Minutes of 08/10/22 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.

F. Check & Deposit Details – 08/01/2022 – 08/31/22

DALE MILLSAP motioned to approve the Check & Deposit Details from 08/01/22 – 08/31/22 as presented. DAVID HOUGAARD seconded 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. Trunk or Treat:** Kory will take over this event. Info needs to be to the Office by the last week in September to be in the October water bill.
- B. Swap General Community Events and Public Health & Safety between David Hougaard and Kory Wilde.**

Parks & Cemeteries/Youth City Council – Councilmember Trevor Gardner:

- A. Youth City Council:** Trevor is working to get a meeting scheduled with the youth council.
- B. City Clean Up:** The City will be participating in a City clean up. They will clean along the Highway, Calls Fort Road, and 6900; trim the East side of Honeyville Cemetery and haul off limbs. The State will collect garbage bags from the State Road and the City will haul off trash from City Roads & the limbs.

- C. **Community Volunteer:** David H suggested asking a members of the community to head up clean-up events around the city.

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

- A. **BRAG City Trails:** Kory has been working with Zach from BRAG to get something put together before the end of October.

Water Systems & Drainage – Councilmember Bruce Nelson:

- A. Items addressed above.

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

- A. **3600 W. (South Section):** Dale looked at the section of road that was brought to the council's attention in last months City Council meeting. He acknowledged it is in rough shape and will need attention when funds are available.

KORY WILDE motioned to adjourn at 8:10 p.m. BRUCE NELSON 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 8:10 p.m.

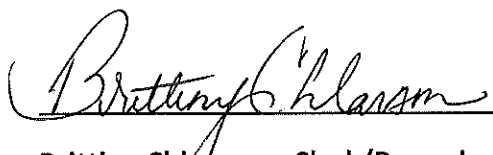
The foregoing minutes were taken and typed by Brittiny Chlarson.

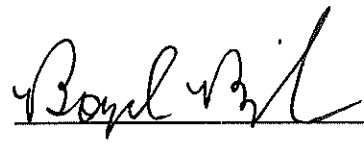
I certify these minutes to be true and accurate to the best of my knowledge.

ATTEST:

DATE APPROVED: 10/22/22




Brittiny Chlarson – Clerk/Recorder


Boyd Bingham - Mayor