

RICHMOND CITY COUNCIL

May 28, 2002

The regular meeting of the Richmond City Council was held at the Community Building on May 28, 2002. The meeting began at 7:00 p.m. Acting Mayor L.D. Bowcutt was in the chair and the opening prayer was offered by Cordell Johnson. The pledge was done by Nick Wiska.

The following members were in attendance: Cordell Johnson, Kim Christensen, Allen Lundgreen and Leslie Erickson.

The minutes of the previous meeting were read and approved.

Historic Commission Report

Dan Miller: Bea McGlaughlin has been doing the survey and I would like to turn over the time to her.

Bea McGlaughlin: I did an intensive level survey on 15 buildings to see if they qualify as historic. These properties would be available for state and federal monies. Three properties were owned by former mayors. I have talked to the owners of the homes that could be on the register, and some owners are interested and some are not. There isn't any restrictions for being on the register to the owner. It has been a totally positive experience. As the commission decides which homes they are interested in for the register, the only thing that would stop it would be if the owner didn't want it.

The National Register of Historic Places is the official federal list of properties that are significant in American history, architecture, archaeology, and engineering. It is primarily an honorable designation intended to recognize important buildings, structures, and sites and to encourage their preservation. The following benefits and "restrictions" apply to National Register-listed properties.

Benefits

1. **Recognition.** Owners may receive an official certificate of designation and purchase, through the State Historic Preservation Office (SHPO), an official plaque that can be placed on the building. Both of these are optional.
2. **Rehabilitation Tax Credits.** The State Historic Preservation Office administers tax credit programs that can save building owners 20% of the cost of rehabilitation for their National Register listed buildings. There is a state income tax credit for residential buildings and a federal income tax credit for "income producing" buildings (commercial or residential rental). Requirements include submitting a short application form and performing only work that meets appropriate rehab standards.

3. **Grants.** The very limited grants that may be available are usually channeled through local historic preservation commissions. Contact your local commission or the SHPO for info about what might be available. Keep in mind, however, that in most instances grants are not readily available, or if they are the grant amounts are quite small (usually less than \$5,000).
4. **Loans.** The Utah Heritage Foundation, a statewide non-profit organization, administers loan programs for historic buildings. Contact them for details: www.utahheritagefoundation.com or (801) 533-0858.
5. **Building Code Leniency.** Officially designated historic buildings may not have to comply with all building code requirements. Chapter 34 of both the Uniform Building Code and the International Building Code and chapters 4-6 of the Uniform Code for Building Conservation provide direction for local building officials in accommodating some of the non-code complying features of older buildings.
6. **Local Zoning Variance:** Most communities have provisions that allow designated historic buildings to be used for purposes other than what the zone otherwise requires (e.g. a bed and breakfast in a historic home in a residential neighborhood). The choice of alternative uses is usually limited in order to protect the neighbors from radically incompatible uses, but several reasonable options are allowed.
7. **Rehabilitation Advice:** The SHPO has an experienced staff of architects and preservation specialists who can answer questions about historic building restoration: basic dos and don'ts, rehab techniques, products, qualified contractors and so forth. Most of the info is available on the SHPO website: history.utah.gov.

Restrictions

1. Contrary to some rumors, there are no restrictions associated with National Register listing. Owners do not have to open their buildings to the public, nor do they need anyone's approval for anything they do to their buildings. National Register listing does not affect the property taxes or how the buildings may be used. Local preservation ordinances, where present, may have some implication for buildings listed on local registers, but the local register process is entirely separate from the National Register process. Most cities in Utah do not impose restrictions on historical building owners; those that do usually limit their control to the exterior. Contact your local planning department to see what, if any, rules may apply to local historic register designation.

Bea McGlaughlin: The homes looked at were:

AA. Thomas Drugs, 11 E Main St. Thedas

Rexall Drug

Bullen, Newell & Anna S., House	211 S. 100 E.	David & Tara Ross
Burnham, Jas & Amy, House	533 S. State	Pete Schropp
Doty, George & Eliz, House	179 E. Main	Robert & Wendy Noel
Fisher, Albert & Emma, Farmstead	91 N. 200 W.	Lucy's barn
Fisher, Harriet H., House	207 S. 100 W.	Danyl & Christine Barnes
Hendricks, Lafayette, House	109 S. State	Blanchard
Hendricks, Sam & Ester, House	266 S. State	Mary Thompson
Hobson, Jess, House	108 S. 100 West	Nanette's
Johnson, Hebrew & Hocus, House	12 N. 200 W.	Calvin Housley
Knapp, Morgan & Clarissa, House	106 S. 100 E.	Siggs
Merrill, Louis & Clara, House	244 W. Main	Allen Andrus
Shepard, Jas & Anna House	305 E. 500 N.	Theda Webb
State Bank of Richmond	1 E. Main	Wells Fargo

Dan: The State has suggested we get going to put homes on the register. UDOT will help pay which is about \$10,000 because of the road reconstruction.

Cordell: Thanks for all your time and effort on this.

Presentation of Library's Black and White Days Essay Contest Winners:

Leslie: The winners of the essay contest are Jan Gilbert, Camille Gilbert, Shareese Gilbert, Kesley White, Katie Phillips, Anarie White, Kelsey McHugh, Hazel Hancock Johnson, Maranda Burningham.

Each one will read their essay to the Council. This was a good thing for the city. This is our home. We appreciate your support in the community and for the City Council.

Deputy Report – Brandon Douglas

Brandon: They have rotated the lieutenants in our department and mine has changed. There were no DUI's during March or April. We had 37 tickets, 11 speeding, 2 in school zones. We are having a lot of unsecured places right now. There were no problems during Black and White at all. I thought that went very well. We are aware that there is a ceremony this Saturday. We will be there for support.

Library Board – Presentation of Library 2003 Budget

Belinda: We thank you for fitting us in your schedule tonight. Our push this year has been to involve the community. We have had puppet shows. We have gone after grants, some of which have been awarded. The Walmart Grant was \$250.00. We cannot use grant money on utilities, etc. We have been working hard. Currently, our building does not meet our needs. We need to organize a committee to evaluate our current status and determine the most appropriate way to go, renovate and preserve the

current building or build new. We would like to form a Library Building Improvement Committee and we would like Molly Ann and Clifford Hopkins as co-chairs.

Lora Smith – Vice Chairman: I would like to go over our budget recommendation. It is as follows:

Old Year (2001-02)	New Year (2002-03)	
Salaries, Social Security & Benefits	\$28,522	\$29,378 (with 3% increase)
Mileage & convention	600	600
Office Expense	1,000	1,000
Building maintenance	718	718
Utilities	2,292	2,292
Library Processing Supplies	300	400
Library Engineering Survey & Arc	5,000	5,000
(This will carryforward for next year so a total of \$7,500 for 2002-03)		
Automation	750	750
Technology Maintenance	1,000	1,200
Bonds & Insurance	1,800	2,025
Computernet	1,100	1,300
Preschool Story Hour	122`	150
Sundry	332	332
Books, Videos, Mag subscriptions	3,500	3,800
Community Involvement (new)	0	200
Requested new employee (evenings)	0	1,713
Four chairs (new children's comp. LAN)	0	100
Colored Ink Toner (new printer/scan)	0	150
Totals	46,286	50,558

Cordell: I think we should take it to the citizens on a referendum vote. Then, if you have the support it helps the Council commit funds to go on the library now or renew. I would like to see a brand new library, and not put any more money into our old building.

Chris Nickle: There is no way we can fill all our needs right now. It is really tough. We try to cover the best times to reach the kids.

Ordinance 2002-4 amending the Water Source Protection Ordinance 2001.

Marlowe: We have previously talked about amending our Water Source Protection Ordinance. Ordinance 2002-4 says:

An ordinance to modify Ordinance 2000-1 known as the Drinking Water Source Protection Ordinance to insure the provision of a safe and sanitary drinking water supply for the city by the establishment of drinking water source protection zones surrounding the natural springs, developed springs, and

wellheads for all wells which are the supply sources for the city water system and conditions which may be obtained within such zones.

** A motion to adopt Ordinance 2002-4 as read by Marlowe was made by Cordell, seconded by Leslie, and the vote was unanimous.

Continued Discussion on Proposed Ordinance 2002-5 previously numbered 2002-4

Marlowe: I would like you to review proposed Ordinance 2002-5 which is an ordinance to establish rates to be charged for culinary water and sewer service by Richmond City. We have published in the Herald Journal that we will be having a Public Hearing considering increasing and possibly adopting increasing the water and sewer rates at the June 11 meeting. The following is what Ordinance 2002-5 says:

Ordinance 2002-5

Now therefore the City Council of Richmond City, County of Cache, State of Utah, hereby adopts, passes and publishes the following:

AN ORDINANCE TO ESTABLISH RATES TO BE CHARGED FOR CULINARY WATER AND SEWER SERVICE BY RICHMOND CITY.

- A. Culinary water will be charged at the rate of twenty-one dollars (\$21.00) per ten thousand (10,000) gallons per billing month from July 1, 2002 through June 30, 2003.
- B. Culinary water charges will be increased by one dollar (\$1.00) per year, effective July 1, 2003, and adjusted every July 1st until the year 2006. After June 30, 2007, water rates will remain in place until or unless the Richmond City Council, through public hearing changes said rates.
- C. Overage charges will be one dollar (\$1.00) per one thousand (1,000) gallons of water in excess of ten thousand (10,000) gallons to a total of an additional ten thousand (10,000) gallons (twenty thousand (20,000) gallons gross total). Beginning with overages of eleven thousand (11,000) gallons (twenty-one thousand (21,000) gallons gross total, the overage charge will increase to two dollars per one thousand (1,000) gallons. These overage charges will remain in place until or unless the Richmond City Council, through public hearing, changes said rates.
- D. Rates for users of Richmond City culinary water who reside outside of the legal city limits of Richmond City will be charged at least twice the above listed rates. If, through annexation or other legal action, said users are placed within in the city limits of Richmond, the rates will revert to the standard rates.
- E. Effective July 1, 2002, a charge for sewer service in the monthly amount of \$21 will be automatically imposed upon any residential or commercial water user being provided culinary water service by Richmond City with the exception of those users either residing outside of the legal boundaries of Richmond City per

paragraph D above, or specifically exempted through prior agreement pending connection to the sewer system.

- F. Said sewer charge will remain in place until or unless the Richmond City Council, through public hearing, changes said rate.
- G. Upon passage, publication, and posting of this ordinance, all previous rate schedules for culinary water are deemed historic and no longer in effect.

Cordell: I think we should adopt this as a step to fill the gap right now until we have more time to look into the detail.

The Council reviewed the preliminary budget for the new budget year.

Boyd: What I am presenting to the council tonight is the preliminary budget for July 1, 2002 thru June 30, 2003. It is a tight budget. I have included a 3% increase for all salaries in all departments, with an increase also for the benefits that go along with the salary increase. I have also included the proposed Water & Sewer increase in the budget which we can take it out if not approved on June 11. It also has \$7,500 for the Sports Complex. I talked to Tamara Stones at the Cache County Auditors office and most of the cities in the valley are raising property taxes this year. I have been in this job 22 years and I only remember raising the property taxes in Richmond City once. We will also be reopening the current budget to make any last minute adjustments. The budget hearing has been advertised in the Herald Journal for June 11.

** A motion to adopt the preliminary budget for all funds for July 2002-June 2003 as proposed was made by Cordell, seconded by Leslie and the vote was unanimous.

Marlowe: I got in touch with Tim Beavers and he said we needed an engineering study before we could use the sewer improvement money for the Pond Doctors, so I called Evan of Sunrise Engineering. We could rent two Pond Doctors for about \$800 per month. We are waiting for Evan to get his information to Tim Beavers.

Council Member Reports

Kim: I have tried to get in touch with Joe Kirby of Cache County and he is getting married. Chipping roads will cost \$15000 to \$20000 per mile. Asphalt would be about 3 times that. We could double chip the road to the cemetery for around \$35,000 where the new asphalt would be \$100,000. Joe Kirby has received awards for how well he double chips roads. The road needs to be raised up after it is torn up.

Leslie: I think that the Black and White activities went very well. The memorial on June 1st is ready to go. After the dedication come on over to my house and have hot dogs. We want to thank the speakers who are on the program.

Allen: What time will people be here to set up?

Leslie: We thought about 9:00 a.m.

Allen: Our next Planning and Zoning Meeting is scheduled for Tuesday.

CITY MANAGER REPORT

Marlowe: I would like your approval after interviewing Trevor Algee and Ben Burningham for summer use. Martin Neel and I did the interviews. Gavin did not show up. I would like to hire Ben Burningham at 30 hours per week at \$5.15 per hour.

** The Council decided to hire Ben Burningham for summer use.

Marlowe: Kip asked me to prepare a building clearance survey. It is as follows:

<u>Name</u>	<u>Purpose</u>	<u>Date Granted</u>
L.D. Bowcutt	Remodel/expand café	2/13/02
Thomas Gemar	New home	3/8/02
Darek Kimball	New home	3/19/02
Corey Anderson	Garage	3/19/02
Clinton Groll	Enclose existing deck	3/25/02
Roland Anderson	New Home	3/25/02
Spencer Gibbons	New Home	4/1/02
Louis Hoppie	Shed by existing home	4/8/02
Harold Thomson	Replace exist. home w/new structure	4/8/02
Bob Petroff	Addition to existing home + garage	4/19/02
Paul White	Extensive remodeling	4/20/02
Paul White	Garage to existing home	4/23/02
Thomas Jenson	Addition to existing home	4/23/02
L.D. Bowcutt	New home on existing foundation	5/9/02
Kurt Chesley	New Home	5/22/02
Viola Jonas	Enclosure of existing carport	5/22/02

Marlowe: Evan Simpson says he has someone who would like to use our sewer splashers one year, refurbish and return them to us. Martin and Gavin have come to me complaining about who they work for. They are getting direction from people on the council and from me. I would like to have their instructions ran thru just one person, so they don't get confused on what is their priority. Would you please let me know and I will let them know. I am going on vacation all next week.

L.D.: We had a meeting over at Lewiston City concerning the Sports Complex. They have recommended setting up an LLC. It was approved by the governing board and now needs to be approved by both City Councils. The water tanks at the concessions run out of water when they get heavy usage. Mike Hall said if they put in a 20-gallon

holding tank it should be o.k. They are going to put up a chain link fence up to protect the walkway around the speaker building. Kids could get hurt there. There will be a cement pad poured and power supplied for the soda pop dispensing machines. Coca-Cola is looking at helping with a scoreboard which costs about \$13,000. They are also looking at putting up a homerun fence.

The following bills were presented for payment:

State of Utah Treasurer	728.21
Xerox	337.91
Utah Power	585.84
Utah Local Government Trust	1,233.44
Utah Jazz	1,192.00
Theurers	324.59
Standard Plumbing	53.78
Sprinkler Supply	137.48
Smithfield City	482.00
Qwest	70.23
PC's Unlimited	33.90
Olson & Hoggan	742.50
Municipal Treasurer's Association	112.00
Medtronic	238.00
Lee's	16.86
Irrigation Aid	45.92
IPACO	21.75
Hobbs Turf Farm	107.20
Denny's Stationary	22.29
DelMar Rawlins	225.00
Coats Rooter	300.00
Clints Bed & Breakfast	65.35
Christensen Construction and Gravel	1,313.50
Caselle, Inc.	480.00
Cantwell's	15.75
California Contractors	114.85
Cache Valley Pony League	420.00
Cache County Service District	11,702.56
Bullens	42.18
Brent Webb	100.00
Bear River Health	30.00
Anderson Lumber	18.21
Al's Trophies	590.04

A motion to pay the bills was made by Allen, seconded by Kim and the vote was unanimous.

A motion to adjourn was made by Allen seconded by Leslie and the vote was unanimous.

Adjournment at 10:00 p.m.

Mayor Kip Panter

Boyd Lewis, City Recorder