

**RICHMOND CITY COUNCIL**

**August 19, 2003**

The regular meeting of the Richmond City Council was held at the Community Building on August 19, 2003. The meeting began at 7:00 p.m. Mayor Kip Panter was in the chair and the opening prayer was offered by Allen Lundgreen. The pledge was lead by Landon Kidd of Troop 324.

The following members were in attendance: Allen Lundgreen, Cordell Johnson, L.D. Bowcutt, Kim Christensen, and Leslie Erickson, Boyd Lewis was excused and Chris Purser took minutes.

The minutes of the regular July 15, 2003 meeting were read and approved.

**QUARTERLY REPORTS:**

**Gavin Little, Maintenance Supervisor:** Gavin was not in attendance but provided copies of work orders completed. The last two weeks have been spent working on 200 East between 100 and 300 South. It was paved today.

**Judge Beth Skidmore, Court Judge:** 100 Cases were filed during April, May, and June. Judge Skidmore provided a copy of her report showing the financial breakdown. The Court is now ready to go onto the InterNet for all of their reports and inquiries as soon as the Court Clerk, Juliene Parrish gains a bit more practice. The court will need longer cords for the keyboard and "mouse" so that they can be brought into the courtroom without having to move the CPU. Since the printer is shared with the City Manager CPU, it cannot be moved.

**Chris Purser, Treasurer:** Audit scheduled for September 15. We need to address landlord/renter issues. Marlowe will check on legality of having property owner responsible if renter does not pay bill. Possibility of extra charge if shut off notice is hung will be discussed at the next City Council meeting.

**DEPUTY REPORT:**

**Brandon Douglas:** Recent minor accident in front of Theurers. Left hand turn across double yellow line into parking stall, hit into someone not backing out safely. Many people turn left over the double yellow line. No citations will be given for now. Marlowe will put a note in the newsletter.

For the city party, September 19, will set up a driving simulator and SWAT equipment.

**BUSINESS LICENSE REQUESTS:**

Shawn Nye: Locksmith business, no employees--approved

Roger Berger: Internet music business, no employees-approved

Daren Ashby-RAD development, no employees-approved

**COUNCIL REPORTS:**

**CORDELL:** Marlowe received a quote for analysis for pretreatment from JUB. We have not heard from Brad Rasmussen at Aqua since July 22. Marlowe has copy of his e-mail. If no response from Aqua Engineering by September 1, we should go with J\*U\*B Engineers.

We need to meet with large water users in town, and also rework our ordinance for a change in rates for industrial and commercial users.

I feel that in the September City Council meeting we should review rates and work out an ordinance modification. In October we should plan for public hearing to change rates for industrial and commercial users.

**L.D.:** We need to replace one tree at the park and one east of the Community Building.

We need a contractor for exterior wall and insulation at the B&W building. This work was then scheduled for the first part of October with Cordell.

Sports complex is having heavy soccer use.

City office brick cleaning wasn't successful with acids. I received a bid for power wash but it was too expensive. I think that we should contact a rental company and rent power washer, have maintenance guys clean it.

Referral for plaster work on window sills and foundation

Paint front of B&W-maybe an eagle scout project

We have had some sprinkler problems at the city office. I still don't think they are working right.

**Motion to close regular meeting and open public hearing** by Cordell, second by Allen  
Those in attendance: Dorothy and Ken Marshall, 750 South State; Terrie Wierenga, 257 North 100 East; Lee Anderson, 96 East 400 South; Zan Summers, 45 East 200 North #200 Logan.

**PUBLIC HEARING:**

Consider re-zoning land bearing the County Tax Number 09-085.1-0008 and currently zoned Agricultural - 10 acres (A-10). The re-zone will change this property to Residential Estate - 2 acres (RE-2) and will bring this land consisting of approximately 3.66 acres into compliance with adjacent property which is physically located at 250 East and 825 South.

**MARLOWE:** The Planning & Zoning Commission, in the letter included in your packet, recommends passage. You will also note in the accompanying petition that a request has been made for a variance to allow two homes to be built at some point in the future on two parcels of land each of which will be 1.83 acres. Planning and Zoning Commission has already called for a meeting of the Board of Adjustment on Tuesday, August 26<sup>th</sup>, at 7:00 p.m. recommending the variance be granted since the land needed to make a full two acres per home was deeded to Richmond City in 1909, reportedly to give sufficient width for right-of-way.

\*\*\*Cordell Johnson moved that the property be re-zoned to RE-2; Seconded by Allen Lundgreen. Vote was unanimous.

Consider re-zoning land bearing the County Tax Numbers of 09-049.1-0006, 09-049.1-0007, and 09-049.1-0053 and currently zoned Agricultural - 10 acres (A-10). The re-zone will change this property to Residential Medium Density (RMD) and bring it into compliance with current usage and development.

**MARLOWE:** As in the preceding issue, the Planning & Zoning Commission recommends approval. This is a housekeeping measure to bring the land into compliance with its actual use.

\*\*\*\*Cordell Johnson moved that the property be re-zoned to RMD; Seconded by Leslie Erickson. Vote was unanimous.

Consider re-zoning land bearing County Tax Number of 09-084-0033 to change this property from a current mix of Residential Estate - 2 acres (RE-2) and Agricultural - 10 acres (A-10) to Residential Low Density (RLD).

**MARLOWE:** Planning & Zoning Commission tabled this matter following the public hearing because of a concern over water availability. The P&Z Commission requests clarification on the availability of both culinary and secondary water to this area. Originally developers had only 7 shares of secondary water to bring for 7 homes. Following the last City Council meeting, the developers now want 17 homes which means the other 10 homes would need culinary water for landscape watering.

The Council discussed this matter. It was decided that we need to find out where water lines are, and if there will be sufficient volume and pressure. Marlowe is to e-mail Sunrise Engineering for any information they might have on the location of water lines. Another option for the pressure is to locate nearby fire hydrants and check pressure at those points..

**MAYOR:** I would recommend we get the water information back to P&Z and wait for their recommendation. I know this delays the project some, but would prefer to let the P&Z process work.

**CORDELL:** we're talking about two separate issues - re-zone and water, sewer services. We could approve the re-zone but the actual design would have to be approved later when we could address service issues.

**MAYOR:** This is true, and the subdivision design (preliminary and final) will still need approval before any homes can be built. Certainly the water and sewer issues could be addressed at that time. However, I would still recommend we send this back to P&Z for further consideration with the information on water and sewer.

**ZAN SUMMERS:** Do we have to wait for another public hearing?

**MARLOWE:** We wouldn't need another public hearing for P&Z, but I'd recommend a public hearing at City Council in September after P&Z submits their recommendation.

**ZAN:** Would I need to pay the cost of the advertising.

**MAYOR PANTER:** I don't believe that would be necessary.

**CORDELL:** Can we have a definite answer for Zan at the next meeting?

**MARLOWE:** Can I provide this information relative to water pressure, pipe diameters, and sewer depths to Zan when I get it?

\*\*\*The Council gave an unanimous "yes" to this question.

\*\*\***CORDELL:** I move to provide information on water and sewer services to

P&Z Commission and to the developer before making a decision on the re-zone.  
Second by L.D. The vote was unanimous.

It was moved to close the public hearing and re-open regular meeting by Cordell,  
second-Kim. Vote was unanimous.

**CITY MANAGER REPORT:**

We received a complaint from Triple A Excavation on the 500 North/300 East drain project bid. I compiled a reply and mailed after consulting with the City Attorney. A copy included in your pack for tonight of both the complaint and the response.

Training segment of our Settlement Agreement will be in Salt Lake City at the Central Valley Facility on August 28<sup>th</sup>. Both Rural Water and Division of Water Quality have been great to work with. This will complete one requirement of the Settlement Agreement well ahead of schedule.

Declared candidates names were in the newspaper: Mike Abbott, Leslie Erickson, Allen Lundgreen, and Terrie Wierenga.

“Water Bank” information: Following a special City Manager meeting, I have a bit more information on the group out of Salt Lake City that are seeking our support and wanting to sell us water. Basically, they are in the process of purchasing a farm near Richmond that has shares of Richmond Irrigation Company water. Right now they are estimating the availability of 200 to 500 acre feet. They want to change this from irrigation water to culinary water and make it available for the City or developers to purchase. They also want participating cities to pass an ordinance requiring developers to bring water when they develop. The estimated cost would be \$2,000 per acre-foot plus a yearly fee. Although nothing has been firmed, Hyrum has entered into a contract with this group for water. I’m not making any type of recommendation on this issue, but want to keep you up-to-date on the discussion.

Habitat for Humanity has been looking for land in Richmond on which to build affordable homes. Virginia Scott has land that she is going to sell for two homes. I’ve met with Dr. William Lye and Mr. Frayne Williams a couple of times over the past few months. They are representing Habitat for Humanity and will be purchasing the Scott property. They came in yesterday and discussed this with me. May I recommend to the Council that we consider forgiving both the sidewalk requirement for a small subdivision since there is no sidewalk currently on the south side of 200 South between State and 100 East, and connection fees for these two homes. To do so would be in keeping the intent of our Affordable Housing ordinance and would generate considerable good will in the event of future dealings with CDBG monies. We would get a letter from Habitat for Humanity requesting this.

The Council discussed connection fees, meter fees and bore fees.

**MAYOR PANTER:** Let’s have the Habitat for Humanity people come to the next meeting to make these requests for fee waiver.

**MARLOWE:** I’ll contact Dr. Lye and pass on your request.

**ALLEN:** Rod Anderson asked to step down as chair of P&Z. P&Z recommends Brent Webb to be the new chair of P&Z.

**LESLIE:** How do we know when there is a conflict of interest?

**MARLOWE:** The individual P&Z or City Council members should recognize when there is a conflict of interest and remove themselves from the vote. It is well within the Chair’s responsibility to remind the members when that potential conflict occurs.

**LESLIE:** We need to educate the public on this.

\*\*\*Allen Lundgreen moved that the City Council ratify Brent Webb as Chair of the Planning and Zoning Commission. Cordell Johnson seconded. Voting was unanimous.

**CITY PARTY:**

The party will be held Friday, September. 19, at 6:30 p.m.

Menu: Lowers meat, corn, beans, rolls, tomato, cucumbers, cole slaw, Fat Boys. GUYS wear T-shirts that say FAT BOYS. Entertainment will be Crimson Rose

**MAYOR REPORT:** I appreciate the city council and planning and zoning commission for their work. Everyone is doing an excellent job and full-filling their responsibilities. I have nothing further for tonight.

**BILLS:**

The following bills were presented for payment:

AT&T	82.78
Bear River Health	155.00
Bennets Glass	154.76
Bennetts Paint	56.26
Bestway	82.82
Boyce Equipment	263.62
Brent Webb Ex	225.00
Brown Monument	115.50
Cache County Corp.	21449.64
Cache Service Area	11777.38
Cantwell Lumber	83.15
Chemtech	25.00
Chevron	276.01
Christensen Const	5874.50
Clark Security	2146.28
Colonial Flag	96.70
Deluxe Business Checks	243.65
Dennys	21.64
Donald Bell	288.75
Ecosystems	281.00
Fire-med	159.00
FNW	8246.12
GavinLittle	320.36
Grainger	45.36

Herald Journal	188.30
HFS Architects	7245.00
Home Depot	149.57
Hughes	300.00
IMSoftech	1733.00
Intermountain Farmers	196.48
Intermountain Traffic	68.28
IPACO	55.66
Itty Bitty	2332.77
Jack Parson	90.90
Jardine Petroleum	521.41
Jones, Simkins	294.00
Julienne Parrish	82.96
Justin Murphy	18.50
KAPS	60.35
LD's	20.09
Lee's	159.93
Medtronic	691.20
Metrocall	9.96
Mountain Magic	902.00
National Battery Sales	94.90
North American Salt	1642.56
North Cache Vet	26.40
Olson & Hoggan	3306.15
PC's	33.90
Pizza Villa	150.33
Questar	87.96
Qwest	378.31
Qwest Internet	72.38
Randy's Texaco	90.00
Robertson Manufacturing	735.00
Rockmount/Nassau	134.85
Ronda Browning	81.60
Rural Water Association	400.00
Smithfield Imp	274.85
Sprinkler Supply	16.52
Texaco Credit Card	457.01
The Greenhouse	70.01
Theurers	50.35
Tony's Grove	165.51
USDA	5800.00
Utah Communications	1560.00
Utah Local Government Trust	14105.86
Utah Power	2305.58
Utility Management Systems	3098.50
Valley Imp	37.50
Verizon	29.95

Leslie Erickson moved that we adjourn, Allen second, Vote unanimous. Adjournment at 9:20 p.m.

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Mayor Kip Panter

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Boyd Lewis, City Recorder