

RICHMOND CITY COUNCIL

September 20, 2005

The regular meeting of the Richmond City Council was held at the Community Building on September 20, 2005. The meeting began at 7:00 p.m. Mayor Kip Panter was in the chair. The opening remarks were made by Justin Lewis.

The following Council members were in attendance: L.D. Bowcutt, Allen Lundgreen, Terrie Wierenga and Cordell Johnson. Leslie Erickson was excused.

DEPUTY REPORT

DEPUTY EGGLESTON: I was extremely impressed with your City party. You did an excellent job. I would anticipate an increase in traffic citations now that the road (U. S. 91 - 200 West) has been completed. Do you know why southbound traffic is 35 mph and northbound traffic is 45 mph?

MAYOR: It should be 45 mph both ways.

MARLOWE: The sign at the north end of the City has recently been changed to 45 mph. The 35 mph sign was a "hang-over" type that Staker-Parsons forgot to remove.

DEPUTY: Do you have any concerns or needs?

MAYOR: Not at this time but thanks for all you do.

CANDIDATE PRESENTATIONS

BRAD JENSEN: I am a long time resident. As for an agenda, I do not have one at this time. My main goal is to understand the internal workings of how this City functions. I would like Richmond City to keep it's small town appeal.

BRENT WEBB: I have lived in Richmond my entire life. I have not really thought of the issues at hand but know there are problems. I am on the Planning and Zoning Board. I think several of the zoning ordinances need to be reviewed and updated. I know that the sewer system is a big concern as well. I feel it is my civic obligation to step forward and run for Council.

DARYL BLACK: I have lived here for 17 years and currently own my own business in the city. I was born and raised on a cattle ranch. I don't have an agenda. I believe there are several candidates that are running that will keep Richmond moving forward in a positive direction.

KEITH WARD: I have lived here for 30 years. I have worked for Wonder Bread for over 20 years. Along with my brother, we raise beef cattle and hay here in Richmond. I see this as an opportunity to serve the citizens. I know there are concerns with the sewer, water and dogs. I believe we should analyze all the possible remedies and make the best possible decision.

TIM SMITH: I have lived here for 8 years. I would like to thank the current Council members for doing a thankless job. I know that there are issues but overall we have it very good compared to other places. I think growth is a major problem but can be managed.

MIKE HALL: I have lived here for 8 years. I am willing to serve due to the fact that I have 5 young children and we plan on residing in Richmond for a long time. I see this as an opportunity

to give back to the community and I want to serve. Growth needs to be managed. I also am a firm believer that the citizen's voice needs to be heard and that their input is used to make decisions.

MAYOR: Does anyone have a question for the candidates?

DAN MILLER: Brent, which specific ordinances need to be changed or revised?

BRENT: I cannot think of any off hand but know there are some in regards to building lots.

MAYOR: This question is for each candidate. Now that the new road through town has been completed, do you anticipate an increase in growth and if so, how should it be managed?

BRAD: I don't see growth as an issue. The distance from Logan to Richmond is still the same amount of miles.

BRENT: The City has an excellent master plan and if it is followed accordingly as outlined, growth will remain the same.

DARYL: Growth has already started. It cannot be stopped but it can be managed and that is what we need to focus on is how to manage it. I also think that the City should put more emphasis on attracting new business rather than on new subdivisions.

KEITH: There will be significant growth and it needs to be properly managed.

TIM: I lived in Utah County during the boom. Growth is inevitable. We have the ability to control and manage it. We need to follow the master plan but be flexible. From the information I have gathered, growth will come from current families getting bigger not from people moving in.

MIKE: Growth is occurring already. Abide by the Master Plan and use input from the citizens of what they want Richmond to become.

MARTIN NEEL: We need to find business that will compliment the City not hurt it. Focus on filling the vacant buildings that exist. I want to see growth. There is nothing for the youth in this City to do. I also think that the Master Plan needs to be revised and modified.

TERRIE: This question is for everyone. How should Richmond City go about attracting new business?

BRAD: To be successful, a business needs people to go through its doors. I would like to see the old Randy's Texaco building lot be used to possibly put a convenience store with an eating facility like in Smithfield. I am a big fan of the mom and pop shops that exist downtown.

BRENT: We need to support the local business that already exists. There needs to be something to entice a business to come to Richmond. Tax breaks are a possibility.

DARYL: Support the local business that already exists. The City should not be in the land developing business but should come up with a campaign to promote business in Richmond.

KEITH: Support the local business. I like Brad's idea of another convenience store.

TIM: There needs to be a balanced approach. Services business will generate both jobs and dollars for the City.

MIKE: Commercial growth will automatically come with residential growth. Any incentive that is offered needs to be monitored carefully. We cannot afford to alienate any existing business.

STONY TANNER: I grew up in southwest Colorado and attended Utah State University. I have been part of the Richmond City Fire and EMT Departments for about 4 years. Growth affects everything from sewer, land, annexation, planning and zoning as well as law

enforcement. My hope is to see the citizens of Richmond take an active roll in making decisions.

I also believe with everyone else that we need to support the locals.

MAYOR: During your first presentation, myself and three others from the City Council were attending the League of Cities meetings in Salt Lake City and could not attend. We want you to know that we appreciate you being here tonight. I think this has been a good forum.

BRADY CHRISTENSEN: This is for the candidates. Who is going to pay for the growth?

BRAD: I have not studied this topic and cannot give an informed decision.

BRENT: The new sewer project will have to be paid for by the citizens. Growth will need to be paid for by those that are moving into the City.

DARYL: I don't have all the information to make an informed decision either. I do believe that the more you use the more you should pay.

TIM: Some of it will be shared with the citizens and those that are moving in will have to pay impact and other fees.

MARTIN: I think that billboards would be good advertising for the City to encourage new business. We need to make sure that the correct choice is made on the sewer system upgrade. We don't want to be looking at improvements in 3 -5 years. We need to make informed long term decisions.

STONY: I am not real familiar with the issue but know that we need to analyze all the possible solutions and choose the best long term decision.

MIKE: The community needs to make the decisions on who pays the costs.

CORDELL: I think it's great to have so many interested in running for City Council. I would suggest that if you are not successful this year that you keep trying and get involved in other ways.

*** A motion was made by Cordell to close the regular meeting and to open the CDBG Public Meeting, seconded by Terrie and the vote was unanimous.***

COMMUNITY DEVELOPMENT BLOCK GRANT PUBLIC HEARING:

MAYOR PANTER: This hearing is being called to consider potential projects for which funding may be applied under the 2006 Community Development Block Grant Program. This grant money needs to be spent on projects benefitting primarily low and moderate income persons. The Bear River Region, in which Richmond City is a member, will receive approximately \$740,000 in this new program year. Projects that are likely to displace LMI (low or medium income) individuals will not be accepted. All eligible activities which can be accomplished under this program are identified in an "Eligible Grant Activities" handout that was made available to the public tonight. I would like to read several of the eligible activities listed including, water and sewer improvements and an addition to the Fire Department Building to accommodate the purchase of a new fire truck. In the past Richmond City has received money from the CDBG program and most recently it was used for the renovation of the City Office Building. The City has handed out its capital investment plan as part of the regional "Consolidated Plan". This list shows which projects the City has identified as being needed in the community. If anyone has questions, comments or suggestions throughout the hearing please

identify yourselves by name, before you speak. The clerk will include your names in the minutes and we would like to specifically respond to your questions and suggestions during the hearing.

REED BLAU: Do we need to apply for this?

MAYOR: It must be applied for and it is a very tedious process. This \$740,000 will be spread over the Bear River Zone which is Rich, Cache and Box Elder Counties.

MARLOWE: We would need to apply by December 2. The maximum amount we could receive is \$150,000 not the entire \$740,000.

CALVIN SWENDSEN: I think the City should purchase a parcel of land for a future park. The land is available now but most likely will be gone in 2 years.

DAN MILLER: I would like to see an improvement in the intersection at State and Main Streets.

MARTIN: There needs to be A.D.A. accessible bathrooms at the park.

BRENT: Could any of this money be used to upgrade the zoning ordinances?

REX BOWLES: What about the park strip on the new road? {200 West}

MAYOR: This has already been taken care of as part of the UDOT road project. There were several meetings on this issue. The Council wanted to create a consistent visual impact for the City. Salt tolerant plants will be used that require very little water after they are established. There will also be trees installed and the Council will be meeting with the homeowners to discuss this.

REX: The rumor is that there is going to be some type of bark and that it will require maintenance. Myself and some others I know don't want to have to maintain it.

MAYOR: The plan has been completed and we will be meeting with the citizens that are affected.

REX: I see this road as nothing but a negative. There are no park lanes on the side of the road. The vision is terrible at the Maverik intersection. There is not a traffic light. I heard in previous meetings that the road would not narrow going through Richmond but it is more narrow than Smithfield.

MAYOR: A turn signal light is an expensive project and cannot just be installed without meeting certain criteria set forth by the State Legislature. This has been discussed with UDOT, Craig Buttars, (our state representative) and Steve Bodily, Director of Transportation from our region. They have been informed about the need for a light and also the visibility issue at the intersection. There are several steps that must be taken and analyses done before the State will approve a light. I have also talked to Brad Humphreys, the project manager from UDOT about the visibility at the Maverik intersection and he is going to contact the Traffic and Safety Division to come and take a look at it.

REX: The road was poorly designed. It should have been done like in Smithfield.

MAYOR: We got off the subject of the CDBG capital improvement plan. Are there any other comments or suggestions for that plan? If not we need a motion to close the public hearing and reopen the general meeting.

A motion was made by Terrie to close the CDBG meeting and reopen the regular meeting, 2nd by Cordell and the vote was unanimous.

CAPITAL IMPROVEMENT PROJECTS

| | | | | | | | | | |
|---|---|--|--|-----|--|--|--|----|--|
| | | | | | | | | | |
| | 7 | | | | | | | | |
| Bring current park restrooms up to ADA standards (2007) | | | | 14 | | | | | |
| Develop existing city land as park - Cherry Creek PUD | | | | 20 | | | | | |
| Develop a trails system (2007-2008) | | | | 10 | | | | | |
| Asphalt paving - Rocky Point Lane (2009) | | | | 180 | | | | | |
| Riding Arena Park | | | | | | | | 15 | |
| Review General Plan | | | | | | | | 10 | |

* In thousands of dollars CDBG - Community Development Block Grant funds PCIFB - Permanent Community Impact Fund Board (Mineral Lease) (2005 dollars)

Budget totals are best estimates but will vary with changing economic conditions.

A motion was made by Cordell, 2nd by Terrie to accept the CDBG proposals, the vote was unanimous.

LIBRARY BUILDING COMMITTEE UPDATE

TERRIE: We had been given a \$10,000 grant some time ago to complete a plan on updating the Carnegie Library. Tonight Larry Liebes will give the recommendations of the Library Board.

LARRY LIEBES: The Council previously asked for different options. I have talked with people from the State of Utah, contractors and have visited other libraries. Three options will be presented.

Option #1

Renovation of the existing building. Costs would be about \$225 per square foot. The building is presently 2500 square feet. There would need to be a small addition to accommodate a handicap entrance. The approximate cost would be \$630,000.

Option #2

Build an entirely new building behind the present one. Based on the size of Richmond we would need a building in the range of about 3500 square feet. Cost of a new facility is about \$145 per square foot, giving an approximate total of \$507,500.

Option #3

The HFS proposal of renovation and an addition resulting in a building of 8700 square feet. The cost for this facility was estimated at \$1,200,000 by the architect but I hear it is now close to \$2,000,000. This option is to connect the current library with the community building.

None of these cost estimates include anything for parking.

Pro's and Con's of each option.

Option #1

PROS: The building retains its historical value.

CONS: Limited Size.

Option #2

PROS: Increased size to accommodate growth and modern structures are more energy efficient.

CONS: What to do with the present library.

Option #3

PROS: Size will meet needs of City for the foreseeable future.

CONS: Cost of construction and cost to operate.

I believe a library project would help to revitalize downtown Richmond. Myself and the library board would ask that whichever decision is made that the old library building be kept and not destroyed. I also believe that the money can be raised to pay for this project. I am absolutely convinced it can be done.

DARYL: If the old building is kept, won't it still have to be renovated?

LARRY: We would put offices and a depository in the old building. It would not be required to be renovated.

STONY: Does Option #1 still leave the building too small?

LARRY: Yes.

JULIENE: Actually there would be less space. The elevator would take some of the current book space.

REX: Are there plans that we can review? Is the old library earthquake safe?

LARRY: No.

CORDELL: I think we should make an Option #4. That would be to do nothing and leave it as it currently stands.

TIM: Smithfield has a library that is almost identical to ours. Have we talked with them about how they are getting by?

MARLOWE: They are in the process of getting ready to build a new library.

L.D.: Is there a way to generate revenue from the library?

LARRY: Yes, you could charge a fee to rent the rooms just like you currently do with the Community Building.

MAYOR: Is there any other discussion on the library at this time?

L.D.: I have been contacted by Lewiston City about Richmond doing the accounting for the Cub River Sports Complex. We did it for five years and they should take it for the same time. They are only two years into it.

MAYOR: They should honor their commitment. We kept it for five years to get the lighting project in place. This was an agreement between Richmond and Lewiston when Russ Hirst was the Mayor of Lewiston.

CITY MANAGER REPORT

MARLOWE: In order to apply for the CDBG there are several things that need to be done. We need a map of every road, business, and dwelling. Fifty-one percent (51%) of the population must be lower income. The maximum amount we can receive is \$150,000.00. The application must be submitted by December 2nd of this year. The project must be completed within eighteen months. With the limited amount of time available, I don't think we have the time to apply for this. If we do, we need to focus on a new addition to the Fire Station building as it would be impossible to complete the sewer treatment project in that time. Clarkston has tried for this three times and been rejected each time. Newton has tried twice and has also failed both times. The odds are not in our favor that we would be successful at obtaining the money for our fire facility.

TERRIE: This is something we must pursue. I think we already have most of the info available from the library survey. We can get an aerial map.

MARLOWE: With my limited time, what projects do I drop to work on this?

TERRIE: I am willing to help you on this. Please get me the information on this project.

CORDELL: The cost for an addition on the Fire Station would be about \$150,000 - \$175,000.

TERRIE: I know this information is available.

MAYOR: Marlowe, please get Terrie the necessary information and she can review it.

CORDELL: I will also obtain information on putting an addition on the Fire Department Building.

MARLOWE: I will get everything together and get it for you, Terrie. I have been contacted by Paul Berntson about a home that is being lived in but is not habitable. Paul would like to know what the City would like him to do. Evict the people or let them stay? There are no children involved so neither BRAG nor Family Services would be involved in this situation.

MAYOR: What is the responsibility of the City?

CORDELL: Contact Bruce Jorgensen about what our liability would be if there is a problem.

MAYOR: Marlowe, please contact Bruce and BRAG. I will speak with Paul myself.

COUNCILMEMBER REPORTS

L.D.: The City party was a great success. There were over 500 people in attendance. Crimson Rose did a great job of making the audience participate. The Logan City Canine Unit was interesting and enjoyable. Several sidewalk projects are starting to come together. There is about 500 ft that is being replaced on the east side of State Street from north of the old bank to 100 North. Several families are putting in time and dollars on this project. At 184 East 200 South there is some damaged concrete. I have made contact with a repair person that can raise and repair the damage. Magwater ("Dust Guard" or magnesium chloride) has been put on several roads. Specifically, from Wynn Ward's residence to the canal, the Rocky Point Road, and 300 North east of 300 East. The cost is \$3,540.00 which includes the grading and preparation as well. This is a good price. I also believe it should be done on the road at 200 East between 300 and 400 South. I have contacted Brent Hyer of LeGrand Johnson Construction requesting a bid on the damaged road at 450 South 100 East. As you know, this road was damaged from the flooding last April. I have already received a bid on this work from Staker-

Parson. I would like the Council to be prepared to make a decision on a secondary culvert in this area. Also, the Community Building needs the floor replaced but it will have to wait until we can get the funds for the project.

TERRIE: Juliene currently has the library open everyday from 2 – 6 P.M. There are about 30 kids currently attending story hour. When they start to advertise story hour there will be about 50 children in attendance. Lori Koch has started a reading club for children up to 12 years old. At this time I would like to endorse the Library Committee proposal Option #2, which would be for a new library building and to keep the old building.

A motion was made by Terrie to accept Library Board Proposal Option #2, seconded by Allen. The vote was as follows: Cordell-no, L.D.-no, Terrie-yes, Allen-yes. Mayor broke the tie with a vote against the motion. Motion denied

MAYOR: My vote should not be interpreted to mean that I don't support this option as there are other issues pertaining to the library upgrade that need further research before we reach a final decision.

TERRIE: A history book on Richmond is currently being produced. It is due to be complete by April 2007 or sooner. It could be as early as Christmas 2006. The EMT's are currently discussing projects in which they will participate. Soon they are going to be doing a mass casualty drill here in the City.

L.D.: Does anyone know where the south "Welcome to Richmond" sign is?

MARTIN: It was destroyed in the road construction.

L.D.: The new sander will be installed on the white truck next month in time for the coming snow and ice season. The Sports Complex is currently developing ideas for sidewalks to the A.D.A. restrooms. Field #2 will have a fence installed next year.

MAYOR'S REPORT

MAYOR: In talking with Brad Humphreys from UDOT and he informed me that the State will not sign off completely on the road project until next spring. There are still some things that need to be fixed and completed. The cement walls should be stained soon. I am in the process of speaking with Darren Duersch for a Warrant Analysis for a light at the Maverik intersection. Right now I am also obtaining bids on the wrought iron fence for the cement walls.

A motion to pay the following bills was made by L.D., seconded by Cordell, and the vote was unanimous.

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|----------------------------|----------|
| Al's | 104.98 |
| AT&T | 130.78 |
| Bannetts Glass | 37.20 |
| Bennetts Paint | 72.89 |
| Blue Stakes | 39.42 |
| Brodart | 76.87 |
| Cache Chemical | 74.36 |
| Cache Service Area | 12403.35 |
| Cache Valley EMS | 3100.00 |
| Cache Valley Insurance | 118.00 |
| Cache Valley Plumbing | 105.00 |
| Cache Valley Tire | 692.28 |
| Cantwell | 53.99 |
| Century Equipment | 35.00 |
| Chemtech Ford | 1945.00 |
| Chevron | 127.04 |
| Christensen Construction | 1813.00 |
| Civil Air Patrol Magazine | 195.00 |
| Cleaning Center | 32.74 |
| Coats | 500.00 |
| Cordell Johnson | 40.60 |
| CV Fire Extinguisher | 183.00 |
| Dennys | 79.58 |
| Dept of Workforce Services | 934.12 |
| Discovery Girls | 19.95 |
| DJJK Services | 1200.00 |
| Ecosystems | 90.00 |
| Elaine Ward | 84.93 |
| Ferguson | 179.42 |
| Gareth Stevens, INC | 110.96 |
| Hall's Store | 152.00 |
| Herbert Weston | 18.50 |
| IFA | 103.77 |
| IPACO | 31.22 |
| Itty Bitty | 2616.85 |
| L.N. Curtis | 408.52 |
| Larsen Fire Apparatus | 194.19 |
| Lee's | 568.47 |
| Lyn Distributing | 102.33 |
| Matt Pierce | 18.50 |
| Maverik Adventure Club | 297.87 |
| Metrocall | 9.69 |
| Modern Display | 314.62 |
| Mountain States Waterworks | 1001.94 |
| NAPA Communications | 45.25 |
| North Cache Vet | 72.41 |

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| Northern Utah City Managers | 125.00 |
| NW King & Sons | 1600.00 |
| Olson & Hoggan | 2735.00 |
| Parsons | 144.00 |
| PC's Unlimited | 21.95 |
| Peterson Plumbing | 202.80 |
| Questar | 101.02 |
| Qwest | 447.58 |
| QWEST Corp | 95.35 |
| Qwest internet | 75.27 |
| Randy's | 1307.87 |
| Sagebrush | 673.85 |
| Sam's Club | 60.00 |
| Sidewalk Jacking | 120.00 |
| Smithfield Auto | 96.93 |
| Smithfield Imp | 510.79 |
| Sprinkler Supply | 50.19 |
| Standard Plumbing | 7.19 |
| Staples | 46.46 |
| Suzanne Marychild | 302.50 |
| Terrie Wierenga | 8.49 |
| The Green House | 147.80 |
| The Herald Journal | 97.50 |
| The Home Depot | 547.29 |
| Utah Communication | 108.44 |
| Utah Local Gov. Trust | 360.13 |
| Utah Power | 3323.27 |
| Utah State Valley College | 20.00 |
| Valley Imp | 64.38 |
| Verizon | 89.92 |
| Visa-Lewiston State Bank | 2909.63 |
| Walden Book Co. | 54.94 |
| Watkins Printing | 59.00 |
| Wells Fargo | 18.00 |
| Xerox | 239.03 |

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

Adjournment at 9:35 P.M.

Kip E. Panter, Mayor

Justin B. Lewis, Recorder