

**RICHMOND CITY COUNCIL**

**FEBRUARY 20, 2018**

The regular meeting of the Richmond City Council was held at the Richmond City Office Building located at 6 West Main, Richmond, Utah on Tuesday, February 20, 2018. The meeting began at 7:00 P.M.; Mayor Jeffrey Young was in the Chair. The opening remarks were made by Lyle Bair.

The following Council members were in attendance: Paul Erickson, Cheryl Peck, Lyle Bair and Kelly Crafts.

Tucker Thatcher was excused.

City Administrator Jeremy Kimpton, City Engineer Darek Kimball, City Recorder Justin Lewis and City Treasurer Christine Purser were also in attendance.

**APPROVAL OF CITY COUNCIL MEETING MINUTES**

\*\*\*A motion to approve the January 16, 2018 City Council meeting minutes was made by Lyle, seconded by Cheryl and the vote was unanimous.\*\*\*

Yes Vote: Erickson, Peck, Bair, Crafts

No Vote: None

Absent: Thatcher

**DEPUTY'S REPORT**

**DEPUTY ROBERT BERGSJO:** We are working on setting our schedule for the rest of this year. I have the dates for Black & White Days and we are working on it. Do you have the date for the city party?

**MAYOR:** We usually schedule it after Black & White Days has concluded. It is usually the first or second Friday or Saturday in September. We have to avoid scheduling on the same night as a Sky View High School or Utah State University football game.

**DEPUTY BERGSJO:** I don't have anything else to report.

**MAYOR:** We do have one new item for Black & White Days this year. The students from White Pine Elementary will be part of their program this year. They will walk from the school to the Black & White Days pavilion. They will have to cross the road at 100 North 100 West and again at 100 West Main Street.

**KELLY:** This will happen on Tuesday, May 15<sup>th</sup> from 10:30 to 11:30 A.M.

**MAYOR:** We will need to block off the roads when this happens. We have also changed the race layout of the Cow-A-Bunga race this year.

**KELLY:** The race will start at the city office building rather than at the city park.

**MAYOR:** We are going to have the chuck wagon breakfast at Park School this year not in this building. Are you aware of any road or winter parking issues?

**DEPUTY BERGSJO:** All is going well with the mild winter.

**MAYOR:** I attended a recent mayor's meeting. Some cities have ordinances in place for winter parking. Tickets were issued in other cities even though there was not any snow on the ground. I appreciate the willingness of your department to use common sense and not issue winter parking violations when there is not snow on the ground.

**BUSINESS LICENSE REQUESTS (LOGAN TAE KWON DO, DKRH1, LLC, UNRAVELING SOLUTIONS, LLC)**

**LOGAN TAE KWON DO**

**CHRISTIAN CANNELL:** I am the owner and grew up in the valley. I am from North Logan. I have been operating Logan Tae Kwon Do since May 2014. There were some instructional changes at Cache Karate here in Richmond. I would like to take over and operate out of that building. I would continue teaching the students who currently have worked with Cache Karate. I would have three employees and two of them are from Richmond.

**MAYOR:** Will you use the same building?

**CHRISTIAN:** Yes, I will operate out of Leslie Judd's building. I also have a place in North Logan as well.

**PAUL:** There is off street parking, so there is not an issue there.

**LYLE:** Will things operate similar to how Leslie was operating?

**CHRISTIAN:** Yes. My style is very similar to Leslie's. I have Korean based instruction where Leslie was Japanese based instruction. There will be a minor transition in some regards in the instruction format.

**LYLE:** Will your hours be the same?

**CHRISTIAN:** Quite similar but I offer classes three days per week rather than two. I want the transition to be as easy on the students as possible.

\*\*\*A motion to approve the business license request for Logan Tae Kwon Do (Christian Cannell) was made by Paul, seconded by Lyle and the vote was unanimous.\*\*\*

Yes Vote: Erickson, Peck, Bair, Crafts

No Vote: None

Absent: Thatcher

### **DKRH1, LLC**

**DELL KECK:** I need a business license for some rental properties we manage.

**LYLE:** Will this be done out of your home?

**DELL:** Yes.

\*\*\*A motion to approve the business license request for DKRH1, LLC (Dell and Karissa Keck) was made by Lyle, seconded by Cheryl and the vote was unanimous.\*\*\*

Yes Vote: Erickson, Peck, Bair, Crafts

No Vote: None

Absent: Thatcher

### **UNRAVELING SOLUTIONS, LLC**

**KENDELL FABRICIUS:** I am the owner of a professional website development company.

**MAYOR:** Is this based out of your home?

**KENDELL:** Yes.

**PAUL:** Will you have any traffic?

**KENDELL:** I mainly do everything online. On occasion I will meet for a luncheon or at my customer's building when needed.

\*\*\*A motion to approve the business license request for Unraveling Solutions, LLC (Kendell Fabricius) was made by Lyle, seconded by Kelly and the vote was unanimous.\*\*\*

Yes Vote: Erickson, Peck, Bair, Crafts

No Vote: None

Absent: Thatcher

## **UPDATE AND DISCUSSION WITH CACHE COUNTY SHERIFF CHAD JENSEN**

**CACHE COUNTY SHERIFF CHAD JENSEN:** I am here for my yearly review. I want to make sure my staff is doing what they are supposed to be doing. It is contract time for the renewal between the city and the sheriff's department. I am not anticipating increasing the hourly rate this year. The only way the amount you pay increases is if you increase the number of hours of coverage you want to see. I would anticipate we will spend 2,500 hours of service in the city this year. Citations are quite consistent and average around 450 per year. I like knowing my department is using common sense with the winter parking ordinance. I get calls and complaints about citations just like you do. Incidents are increasing but I am not alarmed about it. I am estimating about 650 incidents in the city this year. Which will be less than in 2017 but more than in 2016. Crimes are different than in the past. Drug issues are increasing in the valley and nationwide.

**MAYOR:** What are the main calls for service you respond to?

**SHERIFF JENSEN:** Burglaries, theft and vandalism. They are not violent crimes. These issues are happening all throughout the valley. New legislation has really hurt what we do. We are not reaping the benefits of the decisions made by some legislators. Cache Valley is usually a year behind the rest of the state, historically, in when we see things come here. The jails are full. The intent of the legislation was to decrease the number of inmates in the jails. Within one year, most of the people are back in jail. There are significant issues in Davis, Salt Lake and Ogden counties. We now have triple the number of offenders spending two or three days in jail as opposed to 30 days in the past. It is hard to manage with so many people coming and going from the jail. We also contract out some of our beds with other agencies as well. We house our inmates first and then contract our open bed spaces. It is hard to predict and budget for. Drug crimes are up. The valley does not have as much of a problem as Salt Lake City does. Overall the calls of service across the valley will be up 500 or 600 calls this year compared to last year. Crimes such as burglaries and vandalism are the norm.

**MAYOR:** How many beds in the jail? Three hundred?

**SHERIFF JENSEN:** There are 370 beds in the jail.

**MAYOR:** What are the majority of the offenders in jail for?

**SHERIFF JENSEN:** Mainly drug related crimes. It is a national problem. For the lack of a better term, it is the root of all evil. It is a habit. People do things to support habits. Usually drugs are the start of the problem that leads to other problems. A drug user is charged with a misdemeanor. No reinvestment is being done to help drug addicts, so they just keep coming back. There is no longer a support system through the court system. Probation and counseling were required in the past but not anymore. There is no way to force people to get help since they are not on probation. These new laws came into effect in 2015. They are tweaked a little bit each year. I am hoping long term they will become workable. Right now they are not workable. More heartache is being done than good. We don't want people in jail.

**MAYOR:** How many people in jail are repeat offenders?

**SHERIFF JENSEN:** I would estimate around 50%. There are no consequences for their actions. A misdemeanor is almost like a free pass. I have readjusted the focus of my department. We are hitting property crimes harder now than in the past. We want to help the victims. Addicts are addicts. We want to focus on those being hurt by the addicts.

**BRAD DEFFINGER:** Of the repeat offenders, what do you think started them down the path to a life of crime?

**SHERIFF JENSEN:** I don't know what starts anyone down that path as it is different things for different people. It is a very vicious cycle. I think sometimes it is just experimenting at a party with friends. Some people get immediately hooked. The system does not help people overcome substance abuse. Getting arrested for heroin use is only a Class A misdemeanor.

**CHERYL:** Does that result in only getting a fine?

**SHERIFF JENSEN:** Mainly. There is not really any punishment involved. There is no reason to stop using drugs if you are only going to get a ticket where you get fined.

**MAYOR:** What are the most common drugs used right now?

**SHERIFF JENSEN:** Meth, and heroin is a close second. Marijuana is also an issue, and some people don't agree with that, but as long as it is a law, we will abide by it. In the last year there were 180 DUI (Driving Under the Influence) arrests by my department. Over half of the DUI's were drug related. Lessons are learned when there are consequences. There are not any consequences right now.

**MAYOR:** I appreciate your comments. I have heard people trying meth and heroin are instantly addicted. Is it hard to rehab from being addicted to these?

**SHERIFF JENSEN:** Yes, it is from what I hear. I have seen old statistics showing one in six people will become addicted to meth the first time they try it. Statistics also show one in fifteen who start smoking will become addicted. Heroin is very close to the same as meth. Heroin used to be more expensive than meth, but right now they are both about the same. Both are easy to acquire as well. Heroin is relatively new to the valley in the last three to four years. Heroin is an opiate. Meth and heroin are cheaper than purchasing pills on the black market.

**MAYOR:** This is a hard topic, but we all must be aware of it.

**SHERIFF JENSEN:** We live in a great valley. The crime rate is low overall. In the last 26 years, the population has gone from 65,000 to 130,000 because this is a great place to live.

**MAYOR:** I started working with Sheriff Jensen last fall with them setting up a northern headquarters in the Park School building. They will be located in the west end of the south wing of the school. I want to show you the design of the building. Double doors will be added. Offices will be created. Additional parking will be added long term. You will have easy access to the main entrance door. There will be two offices with one serving as an interview room. We will be building some restroom facilities as well. A small kitchen or dinette will be included.

The rest of the area will be a big open space area with a table to plug in your electrical devices.

**SHERIFF JENSEN:** Will access be limited from the east?

**MAYOR:** Yes. We have to install a firewall. If we keep the space under 12,000 square feet, we don't have to install a sprinkling system. We want to avoid installing a sprinkling system anywhere in the building. You will have your own entrance/exit. The firewall is for code purposes.

**SHERIFF JENSEN:** We want to be blocked off as my staff will constantly be coming and going and I don't want us to disturb others in the building.

**MAYOR:** I will work with you to make sure we have all of the cables you need in the areas you need them.

**SHERIFF JENSEN:** A simple setup is just fine. Long term, I hope to split our patrol force in half. There is no reason for them to go back and forth to Logan. They can do most of their work here or in the field and avoid going back to Logan. We need the officers in the community and working there. I want the officers working in the field not in the Logan office. We don't need very many amenities. Will we have wireless capabilities?

**MAYOR:** Your department will have its own fiber connection to the entire facility you use. I will work out the networking issues with your facility in Logan and here in Richmond. Your connection will be separate from the connection of the city.

**SHERIFF JENSEN:** Our goal is to be here, so we don't have to be in Logan. We don't need the officers in Logan. We need them here and in the field. Long term, I hope to assign staff to the north end and to the south end.

**MAYOR:** I hope you can. The community doesn't know the officers if they are constantly changing. I like the kids seeing and recognizing the officers. Trust is a factor. My wife recently received a citation for not wearing her seatbelt when she was taking the kids to school. It was from an officer I have never seen in the city before. When we have the same officers in town they know what to focus on. I don't know if this was the right thing to be focusing on. I like it when it has a local feel.

**SHERIFF JENSEN:** It is hard to hire people right now. In fact, it is horrid trying to find employees. We are constantly trying. We hired two new people today. I am 13 employees short of being fully staffed right now. We are making small steps. All agencies nationwide are struggling to hire officers. Right now all that is happening is officers are moving from one agency to another. We cannot split the department in half as right now there are more calls in the south end of the valley than in the north end. We will never be fully staffed. We have not been fully staffed in the 26 years I have worked for the department. We can get close but we will never be fully staffed. Right now, we offer a competitive wage for the valley. Right now, my officers can go to Salt Lake City and make \$6.00 per hour more. We cannot compete with what they pay, and we won't try to. We do the best we can. My target is to hire people from the valley who want to stay in the valley. I won't lower our hiring standards.

**MAYOR:** I like the community knowing the officers and being comfortable talking to them. Perception is big in your field.

**SHERIFF JENSEN:** Community policing is good and has been a big focus for the last four years. Tickets and arrests are part of the job but not the focus. We want to be part of the community.

**LYLE:** Do you have any need for a shower in our renovation project for the Park School building?

**SHERIFF JENSEN:** Probably not. We have ten showers at the Logan facility as well as a workout room. I don't want the city spending money when we don't really need it.

**MAYOR:** We will keep working with you as this project progresses. I would expect the entire project will take several years. We need to contribute more to your department for the service you provide. We want to work with you and offer you the use of the building as we both continue to grow. We want to have a good relationship.

**SHERIFF JENSEN:** We will certainly keep working together.

**MAYOR:** We know we have to add additional patrol hours as the city continues to grow.

## YOUTH COUNCIL REPORT

**TAMARA HARDY:** We helped the Lion's Club with their Christmas lighting display at the city park. We recently attended the Day at the Legislature event.

**MAYOR:** How many of the youth attended?

**TAMARA:** Ten. They had a lot of fun, and it was good to go. They benefit from attending. We are currently looking for a service project.

**MAYOR:** We want help with the citywide cleanup before Black & White Days. We could have specific items for you to be in charge of.

**TAMARA:** Last year we helped hand out the garbage bags but did not help with the projects. Are we in charge of the hamburger stand again this year for Black & White Days?

**MAYOR:** Yes.

**TAMARA:** The kids love being involved. Please let me know of specific items you want done.

**LYLE:** How many kids are participating this year?

**TAMARA:** Around 30 if they all come. Fifteen attend regularly.

**MAYOR:** I think the next project is the citywide cleanup before Black & White Days. For the movie in the park, the Park School gym is available in the future if needed. Seven of the last ten years there has been rain during Black & White Days. Using the gym is an option if needed.

**TAMARA:** Who is in charge of the flyer this year?

**KELLY:** Mandi Christensen.

**TAMARA:** We will mostly do the same thing we did last year at the hamburger stand this year.

**DISCUSSION WITH EARICK WARD ON THE POSSIBILITY OF HAVING A SEPTIC TANK AND SYSTEM FOR A NEW HOME TO BE LOCATED JUST NORTH OF 425 NORTH STATE STREET. PARCEL# 09-046-0029**

**EARICK WARD:** Michelle and I moved to town a year ago. We bought the home formerly owned by Clyde Hendricks. We bought the adjacent lot to the north as well. We bought it with the understanding it was a buildable lot. To build on the lot we need to obtain a variance for a septic tank or pay the expense to run the sewer line from 300 North to our the new home. We cannot afford to run a sewer line. We are requesting to be able to install a septic tank.

**LYLE:** Are you building a home for you or someone else?

**EARICK:** We intended to build on the lot. We have been remodeling the home we are living in. Right now we intend to stay in the existing home. We are looking at all options. We have considered building a new home or selling the building lot. I have talked to the Spencer family about the parcel for sale west of where I live. I guess there is some interest by people in purchasing that property.

**MAYOR:** I was a city council member when this request was previously made by the Spencer family during a rezone request city council meeting.

**EARICK:** I have read the minutes from those meetings. It said there might be potential problems building a home on that lot. I understand the city has a desire to have developers pay the expense to extend the sewer line.

**MAYOR:** I specifically mentioned that in my comments and Council Member Brad Jensen did as well. We had several concerns about creating a lot to sell. One of the problems we run into on this request is the council was very clear it was an unbuildable lot unless a sewer line was run to there. The council had a fear this would come around again. This is a problem in several areas. You are not alone. This is not an isolated incident. The entire outside edge of the city could make this request. There are areas that run into water and sewer issues all along the outside edge of the city. The same exact problem is on the highway at approximately 600 South. Our problem is if we grant your request, it has ramifications for all other similar requests in the future. Richmond has not allowed a septic system for a long time.

**PAUL:** It has been twelve years.

**MAYOR:** You need to understand the reason why. The council had to make a tough decision in the past and install an MBR plant which cost \$6,000,000. State and federal requirements had to be met. The cost of that plant is then divided over 800 utility connections. Anyone building after that plant was installed needs to come onto the system and contribute to paying for it. We cannot let people out of it. We won't let anyone bypass this requirement. We have had a request like this many times and denied it every single time since the MBR plant was built. It is a hard scenario. We had this discussion with the Spencer family before they sold the parcel. I have reviewed several sections of the minutes where this was specifically talked about. This was all part of the rezone discussion.

**EARICK:** When I read the minutes, it mentions there might be a problem. It did not outlay the specific issue or cost involved. I support and understand the city's position with homeowners and developers. I understand your rationale. The problem I have is the Blauer home and Hugo home have septic systems, so it makes me foot the cost of the entire project. What constitutes a subdivision? I cannot afford the cost to install a sewer line. I assume the Cherry Creek Heights and White Pine Subdivisions were both paid for by the developer in extending the existing lines. They can divide that cost over 15 to 30 lots. I have no mechanism to recoup any of the expense. Between 300 North and my parcel, there are four property owners. Is the city prepared to pay their share of the cost based on the footage across their lot if the sewer pipe is installed?

**MAYOR:** We don't apply different rules for city projects. We spent a lot of money to get water and sewer service to the nature park. We could have installed a septic system there but we didn't. The city does on projects what the city requires residents and builders to do. If anyone develops, they need to pay their portion. If the city were to develop that parcel we would pay our portion of the project to get the line to our parcel.

**PAUL:** So you are wanting to involve all of the property owners to install the sewer line, and then have the city pay a portion since we are one of the property owners?

**MAYOR:** The council would have to discuss your request if all of the property owners were willing to contribute to the project. If we develop our parcel we would have to comply. If we don't develop it, we don't have to contribute anything. I don't think the residents are going to want to pay costs related to your development.

**EARICK:** I think there is a miscommunication. I am talking about having the city pay for their portion if the sewer line is installed across your parcel.

**MAYOR:** I think there are two questions. The council would have to determine if we would want to contribute anything to the project. The main question is why would the city want to contribute to this project?

**EARICK:** I don't know the cost of the project.

**MAYOR:** Your request is not just for everyone to pay for a portion of an eight inch sewer line because a lift station will be required as well.

**EARICK:** I think all five property owners should contribute.

**MAYOR:** Will 800 other utility accounts not using this sewer line want to pay for this project? What is the benefit to the city? We are the stewards of the city. We have to evaluate the cost benefit to the city. We must do that to be fair. Since the MBR plant came online, we have not approved one septic tank. Before the MBR plant was installed, some septic tanks were approved by previous city councils. Since the plant was built, everyone joins onto the system. We are all in this together as a city. There is a large amount of land north of you that is for sale. Potential buyers' number one discussion is installing a sewer line. How to pay for it and where to put it. You are wanting us to approve one septic tank. If we approve your request and a developer comes in with the same request, how do we tell them no?

**PAUL:** Where the city is a landowner in that area you could request our assistance on the project. We would then have the right to say yes or no. The council would then review the benefits and determine if the city would be willing to participate.

**EARICK:** I understand the Blauer and Hugo homes were approved under different circumstances. Their previous request and approval hurts me where I am now the end of the line. The cost will be solely on me or the four property owners. I understand why the city does not approve septic tanks.

**LYLE:** Is there a way for him to recover his cost?

**JUSTIN:** If he pays the entire cost of the project, he could then put a pioneering agreement in place which typically last for five to ten years.

**EARICK:** Does anyone know the approximate cost of this project?

**MAYOR:** The cost of the lift station will be much more than the sewer line.

**PAUL:** Darek, is there a fee to run the sewer model in a case like this to see what is involved?

**DAREK:** Yes. I have run some quick numbers, and I would estimate the sewer line will cost around \$300,000. The lift station will be very expensive. The parcels for sale north of this are considering ways to have a gravity flow system. I would estimate a lift station to cost at least \$700,000. The lift station and line are sized for the area not for one home.

**EARICK:** I understand your mindset. With that cost estimate in mind, I feel the city is deeming that area not a good place to have homes. People cannot pay hundreds of thousands of dollars for a sewer line and lift station. I believe economic development begets economic development. The Gibbons family might be inclined to develop their area if the area where I live has further development. Even sharing the cost of the project with the other landowners, it is too expensive. There is no way to do this because of such a high cost. I have a couple of other questions. I own 2.4 acres between the house and the vacant lot. Can it be split into six building lots to help pay the cost of the sewer line?

**JEREMY:** The parcel is currently zoned RLD (Residential Low Density).

**PAUL:** How would you want to split the parcel? Would a new road be built and dedicated to the city?

**EARICK:** I don't know. There is 250 feet of frontage on the vacant lot. Can that lot be split into two lots?

**PAUL:** If you have at least 120 feet of frontage per lot.

**DAREK:** There is a requirement for minimum lot size as well which would need to be met.

**JEREMY:** The vacant lot is 1.4 acres so there is enough square footage for two lots.

**EARICK:** The Spencer family has the large lot west of me for sale, and they will have to deal with sewer if they develop that lot.

**MAYOR:** I know some cities pay for infrastructure projects. I am unaware of any city our size with our amount of revenue who can contribute funds to infrastructure projects. We have a very finite budget. This is the first year since 1978, we are considering raising the property tax rate. Infrastructure projects paid for by a city are always a risk.

What if nothing happens after the work is done? What would stop a developer from suing us if we grant your request and deny their request?

**EARICK:** I keep hearing the subdivision terminology being used. What exactly does that mean?

**PAUL:** So your question is what is a subdivision?

**EARICK:** Yes.

**DAREK:** By definition it is splitting any parcel into two or more lots.

**PAUL:** Does the use of the land factor into that?

**DAREK:** No.

**PAUL:** I was a developer on a four lot minor subdivision in town. The utilities were already located in front of every lot. I was responsible for the cost to get the services into each lot. If a new road is built or created, the rules are entirely different.

**DAREK:** Improvements are the next step in the process after a parcel of land is split.

**EARICK:** As a large-scale developer, they can offset the costs over several lots. There are several parcels in town which won't be developed because of infrastructure costs.

**PAUL:** I understand your argument. We only collect a small amount of sales tax. North Logan City has a strong sales tax base. They contribute to infrastructure projects all the time. We just don't have any funds to contribute to infrastructure projects. We are having to find ways to pay for basic costs right now.

**MAYOR:** The Gibbons parcel is for sale. Long term when it develops, that might benefit your parcel.

**EARICK:** If there were a couple of more homes in my area, that might encourage more growth in the area. Adding more homes on State Street in my area might help to add new growth north of me. I am not sure where the future growth of town will be based on this requirement. I am not sure what the council wants to see in my area. I understand your concern about the sewer line.

**MAYOR:** We are willing to discuss these requests when needed. We review these same requests from time to time. I understand from a personal level, this is hard for you. The city cannot afford the project and neither can you. Hopefully down the road something will happen and help you out. The council wants developers to pay for projects not the residents.

**PAUL:** Is there any sewer service along the highway?

**DAREK:** No. Pepperidge Farms has a private line. They have to pump all the way from their facility to about 100 North 200 West where it connects to the city main line.

**MAYOR:** Developing in the northwest part of town can be problematic because of the need for a lift station. If someone can figure out how to go west to the main line, a lift station would not be required. We appreciate you coming in. I hope you understand our thought process. We are not alone in this issue. Other cities are having the same problem.

**EARICK:** I understand your rationale. It is not fair to the residents to pay for these types of projects. The problem is an issue for me. I moved here a year ago. We are blessed to be in this community. We came from California. The opening remarks ceremony you held this evening would not happen in California. I have made many new friends. We like our old home and will keep remodeling it.

#### **DISCUSSION AND POSSIBLE VOTE ON THE SANITARY SEWER MANAGEMENT PLAN FOR THE CITY**

**JEREMY:** This document should have been submitted by the end of September 2017. I asked the state if we could delay submitting it until we hired the new MBR plant operator as that person's information is included. Most of the items are boiler plate things and quite standard. Darek has reviewed and approved of the plan. It should have been completed in 2016.

**PAUL:** Can we delay voting on this until next month? I need further time to review it.

**JEREMY:** Yes. It is a plan of how we stop backups and spills of sewage.

**PAUL:** Was the original plan developed in 2013?

**TERRIE WIERENGA:** Yes.

**JEREMY:** I could not find the one from the past to review.

**TERRIE:** I worked with Marlowe Adkins and Scott Ball on it, but I don't remember it coming to the council for approval.

**JEREMY:** It also shows what we will do in the event of a spill.

**PAUL:** I want to review and consider approving at the March council meeting.

\*\*\*A motion to table the discussion and possible approval of the Sanitary Sewer Management Plan until the March 20, 2018 city council meeting was made by Paul, seconded by Lyle and the vote was unanimous.\*\*\*

Yes Vote: Erickson, Peck, Bair, Crafts

No Vote: None

Absent: Thatcher

**DISCUSSION AND POSSIBLE VOTE ON RENTAL AND DEPOSIT FEES TO BE CHARGED AT THE NEW CITY OFFICE BUILDING LOCATED AT 90 SOUTH 100 WEST. (FORMERLY PARK SCHOOL ELEMENTARY)**

**MAYOR:** We are getting lots of requests to rent Park School, mainly the gym. This is good for the city. The doors are an issue right now. One key fits every lock right now. We have allowed some test groups, with a council member being in attendance, to use the gym to see how things go. Right now we cannot formally grant access to the building until we resolve some issues. Where are we at on new keys and fobs for the building?

**JEREMY:** We are getting a bid for a fob system and to rekey portions of the building. We also need to install a temporary wall to limit access to the south end of the building. I am hoping the city office has relocated down there by April 1<sup>st</sup>.

**PAUL:** Why would we charge anything different than here at the community building? We charge \$100 with \$50 being refundable if people clean up after themselves.

**JUSTIN:** What about the kitchen? Are you going to rent it?

**LYLE:** Is the fee \$50 for 24 hours?

**CHRIS:** It is \$50 for 12 hours.

**TERRIE WIERENGA:** The building must be vacated by midnight unless the council grants special permission.

**MAYOR:** The kitchen is a good question.

**TERRIE:** The community building costs \$50 to rent whether or not the kitchen is used.

**MAYOR:** The kitchen could be used as a serving area.

**JUSTIN:** I don't think the kitchen should be used until the council knows exactly what is in there. What works and doesn't work. What equipment we will allow people to use or not use.

**LYLE:** I agree with that.

**PAUL:** Down the road we might be able to rent the kitchen and gym separately.

**MAYOR:** There will be several options to consider in the future. Right now we will charge \$50 like we do to rent the community building. We need to understand what is down there and what can be used or not used. We have allowed a couple of non-profit entities to try out the building and we have not charged them. We could use a Google calendar or something similar in the future for scheduling purposes.

**CHRIS:** Are we going to allow non-residents to rent the building?

**MAYOR:** We don't want to rent to anyone right now. We will decide long term what is best for the building. I think we treat non-profit groups down there just like we do here. We are going to need a key tracking policy as well. Right now we just want to rent the gym.

**JEREMY:** I think we make April 1<sup>st</sup> the goal to start renting the building. We need to limit access and get the locks rekeyed before people can go in there.

**MAYOR:** I want to install a simple fob system there. The renter just throws away the fob after they are done. Fobs are cheap. Park School is a much more vulnerable building than this building. There are so many doors and windows to monitor. I think we schedule the use of the gym in the future just like we do this building.

**JEREMY:** We should have the city office staff relocated down there by the start of April. We need to understand how to secure the building and look at other potential issues down there.

**JUSTIN:** I would suggest waiting until May 1<sup>st</sup> to rent the gym. April 1<sup>st</sup> is quite soon and you need to make sure the staff is relocated down there first. If the staff gets down there sooner and security issues are resolved, you can then consider renting sooner than May 1<sup>st</sup>.

**MAYOR:** I agree. We need to get a basic security system installed before we rent the building. May 1<sup>st</sup> is more reasonable than April 1<sup>st</sup>. We can have the door locks rekeyed, access limited and security cameras installed by May 1<sup>st</sup>.

**PAUL:** Are we planning to have the Black & White Days breakfast at Park School?

**MAYOR:** Yes.

**MONTHY CITY ADMINISTRATOR REPORT**

**JEREMY:** I need to review certain roads and road issues.

**PAUL:** I am still waiting for Norton Thurgood to get with us to review and discuss.

**MAYOR:** We need to expand the side of the roads leading to White Pine Elementary. There are parking issues there. Parents are waiting to access the school on 100 West and 100 North leading into the school. Driveways are being blocked. I think we need to add some road base to the side of the road so cars can pull off the side of the road and wait. I think we should also consider making 100 North from 100 West to 200 West a one way road before and after school.

**DAREK:** There will be several traffic control issues you will need to deal with if you go to a one-way road.

**PAUL:** What about adopting an ordinance stating no parking is allowed on 100 North from 100 West to 200 West during certain hours of the day to force all of the children to walk to 100 West where they can be picked up?

**MAYOR:** Plenty of parents are waiting to pick their children up on 100 West. We could also consider adding a new sidewalk on the north side of 100 North from State Street to 100 West, so children could walk along there to get to their parents' vehicles. Nothing is ideal for this issue, and there is not a good option. There is not good access or a way to exit the school.

**CHERYL:** Should we try going to a one-way road for a couple of weeks?

**DAREK:** You will want to do it longer than that. The city will pay the same amount of funds whether two weeks or longer is used. You need a good sample size to review to consider if it is something you want to do long term.

What about building a road into the grassy area north of the school and having the buses enter onto the highway?

**CHERYL:** We were told that is not allowed.

**MAYOR:** The school district won't do it because of the cost, and UDOT (Utah Department of Transportation) won't grant access onto the highway.

**DAREK:** UDOT would grant access if it is a city street.

**CHRIS:** Will the school pay for any of this project?

**MAYOR:** The school won't do anything which costs money. Principal Healy is not asking for us to fix this issue. I want us to address it.

**DAREK:** Don't spend funds on a temporary project if a long term option can be completed.

**LYLE:** There are rumors that someone might purchase the parcel north of the school and develop it.

**DAREK:** Highway access will be required for all of those parcels north of the school.

**PAUL:** What you are asking for is to add another lane to a road and grade and pave it or use road base.

**TERRIE WIERENGA:** I don't have any children in the school system. I am on a limited budget. I don't like the idea of spending city funds on a problem which lasts two hours per day. I don't think you will get much support from the residents to spend funds on this project.

**MAYOR:** We will have a lot of support. The majority of the residents have children attending that school.

**PAUL:** This problem cannot be solved tonight. Providing parking space has merit, but I don't see how we can do it. Anything we install but a permanent surface will go away.

**TERRIE:** The roads are especially bad this winter. We are getting more problem areas in town. Road base will not last long term.

**MAYOR:** This is something we will have to review and discuss later.

**JEREMY:** What do you want me to do with the complaints we are receiving from the residents about us digging up the side of the road with the snowplow trucks?

**PAUL:** Tell them we are sorry, but there is not anything the city will do.

**MAYOR:** This is the city right of way. We have more than six inches off the side of the road. Divots will be created.

**PAUL:** The staff tries to be careful, but sometimes this will happen.

**JEREMY:** I think the issue is we have had a warm couple of months. The ground is not frozen like in the past. The roads are narrow, and it is not easy to pass. The trucks have a 12-foot-wide blade, and it extends off the side of the road. We cannot just push to the edge of the road as well. We have to be off the road. I have received about ten phone calls or so on this issue.

**PAUL:** I am empathetic to their issue, but it is in the city right of way.

**MAYOR:** I want complaints documented. We need to know how often and where the issues happen. We can change practices and procedures if needed. If it is a random issue, we are not going to do anything.

**JEREMY:** Do you want complaints to be written?

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**MAYOR:** Yes, in this case. If they are serious, they need to file a complaint. The city staff is not perfect. We can do things better if needed. You are the city manager and can handle these issues. If they want to file a formal complaint, we will receive it, review it and determine if anything needs to be done.

**PAUL:** We are always willing to discuss these issues with the residents. Jeremy, what do you think we should do in this case?

**JEREMY:** The public wants to be heard. They usually do not think they are heard. They want a place they can locally go to with their concerns. People come in mad because they don't think anyone will listen to them. I like to give them a chance to talk to me or the council. Most people will not file a formal complaint.

**MAYOR:** I don't like blanket complaints. I also don't like it when we don't respond to a complaint. We need to be sympathetic and deal with each complaint.

**JEREMY:** We will ask those filing a complaint to list their name, address, complaint and to include their contact information.

**PAUL:** The council needs to be aware of complaints.

**MAYOR:** Jeremy can handle these issues, but the council and mayor need to be informed. We don't like being caught off guard.

**DAREK:** Sometimes it is hard to find the edge of the road after a storm. It is not as easy as it might seem.

**PAUL:** I recently worked with a resident on a small issue with her utility bill. The amount was small but she wanted to be heard.

**MAYOR:** Everyone needs a chance to speak.

**JEREMY:** Are you going to want air conditioning in the council room at Park School? Right now there is not any air conditioning.

**MAYOR:** Yes, long term we will need it in that room.

**PAUL:** Do you have the cost to redo the cabinets in the offices?

**JEREMY:** Around \$6,000 for the cabinets and \$2,000 for the counter tops.

**MAYOR:** Tucker and I have approved some small expenditures down there.

**PAUL:** Redoing the cabinets and counter tops seems reasonable. We cannot afford new cabinets.

**JEREMY:** Where do you want the staff to set up for the state of the city address? The gym or a classroom?

**MAYOR:** I think a classroom is better. We will need a speaker system. I will get some temporary WiFi access installed as well.

### MONTHLY FINANCIAL REVIEW WITH DISCUSSION AND DECISIONS AS NECESSARY

**JUSTIN:** I don't have any major items to report this evening. Troy Hooley has been hired by the city to run the MBR Plant. I need the council to officially approve his hiring and wage.

\*\*\*A motion to hire Troy Hooley as a full-time Richmond City employee at a wage of \$58,000 per year was made by Paul, seconded by Kelly and the vote was unanimous.\*\*\*

Yes Vote: Erickson, Peck, Bair, Crafts

No Vote: None

Absent: Thatcher

**JUSTIN:** I have requested the department heads send me the items or changes they want for the new budget year by mid-March. The intent will be for the council to start to review the new budget in April. The current budget will be adjusted in May and the new budget finalized and changed as needed as well. The current budget will be adjusted in June and the new budget must be approved before June 22<sup>nd</sup>.

### COUNCIL MEMBER REPORTS

**KELLY:** I would like the council to review the two proposed billboards for Black & White Days this year. Both are in black and white. One has a cow as the focus, and the other one has a horse pulling team as the focus. The date is in the lower left and our name is in the lower right.

**MAYOR:** The font for the dates needs to be much larger. It is nice having two different options. The cattle committee wanted something like this as opposed to the cartoonish ones we have done the last few years.

**KELLY:** The horse pull committee were the ones the most upset about the cartoon billboards from the last few years.

**MAYOR:** The cattle committee has the final say not the horse pull committee. Committees such as the horse pull committee need to understand they can have an opinion on what they want to see, but they cannot dictate anything that will be approved. If we want to have cartoons in the future we will do so.

**LYLE:** I would like to see the city logo used rather than just the name and small cartoonish cow in the lower right. I would suggest putting Black & White Days in large font across the top as well.

**MAYOR:** I agree with Lyle's comments. The date is the biggest factor. I would like to see our new logo included as well.

**LYLE:** Those are some great photos that are being used.

**JUSTIN:** The wording needs to be changed to be grammatically correct as well. The date is not grammatically correct.

**DAREK:** Tucker is helping me with the Black & White Days breakfast this year. There are not any ovens in the Park School kitchen to keep the meat warm. I was not made aware of the lack of ovens down there until recently.

**MAYOR:** Work with Tucker, and let us know what we need to do.

**CHERYL:** Lora and the library staff would like to thank ARS Flood & Fire Clean Up for their donated labor in helping to remove some smell issues in the library building.

**LORA SMITH:** I think it is just a short term fix but it is working for now.

## **MAYOR'S REPORT**

**MAYOR:** I don't have any additional items to discuss this evening.

\*\*\*A motion to adjourn and pay bills was made by Cheryl, seconded by Lyle and the vote was unanimous.\*\*\*

Yes Vote: Erickson, Peck, Bair, Crafts

No Vote: None

Absent: Thatcher

Adjournment at 9:38 P.M.

## **RICHMOND CITY CORPORATION**

\_\_\_\_\_  
Jeffrey D. Young, Mayor

**ATTEST:**

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Justin B. Lewis, City Recorder