

MINUTES OF A REGULAR COUNCIL MEETING

January 21, 2020

The meeting was called to order at 5:30 p.m. by Mayor JR Bird.

A roll call was taken which showed council members Dustin White, Don Busenbark, Vince Reiley, and Cody Aland present. David Baird was excused. Mayor JR Bird stated that the meeting was a regularly called meeting and that notice of the time, place and agenda of the meeting had been provided to the local news media, to each member of the governing body, and was posted on the city web page and the state public meetings web page.

Others present included Acting City Manager Ryan Clayburn, City Recorder Carolyn Wilcken, Acting Finance Director/Assistant City Manager Randy Robb, Hal Huff, Steven Timothy, Dusty Anderton, Kirby Wolfinger, Hailey Dart, Nikki Mecham, Dan Karren, bob West, Greg Buxton, Kim Mecham, Cody Fisher, Nate Snow, Lori Ann Potter, Jessica Shaw, Greg Todd, Clyde Watkins, Dex Winterdon, Jim Marshall, Stephanie Mecham, Zak Mecham, Susan Lemon, Lloyd Neilsen, Heather Sorensen, Dean Powell, Patty Powell, Judy Hamblin, Chris Anderton, Kerry Hicken, Sherry Lott, Dixie Swasey, Craig Collin, Rakeyl Gilley, Doug Gilley, Kael Smith, Eric Major, Daniel Mauchley, Mikelle Despain, and Grant Charles.

Opening prayer was given by Vince Reiley.

MINUTES

A motion was made by Councilman Dustin White to approve the minutes of the regular meeting of January, 7 2020, after revision. Motion was seconded by Councilman Don Busenbark. Those voting Aye were, Dustin White, David Baird, Don Busenbark, Vince Reiley, and Cody Aland. Motion was carried unanimously.

PUBLIC COMMENT PERIOD

Mickie Mecham came before Council and stated that she is seeking a conditional use permit from Planning and Zoning. Her request falls outside of our current zoning allowances.

Daniel Mauchley expressed gratitude for the road improvements in his residential area.

PUBLIC HEARING – DAN KARREN MINOR SUBDIVISION

Dan Karren came before Council to receive approval to join two lots into one lot which would be a Minor Subdivision. Mayor JR Bird opened the public hearing to receive public comment. Approval has been recommended by Planning and Zoning. Councilman Vince Reiley expressed concern that Lot 2 would have an access easement for Lot 1. After review and discussion, a motion was made by Councilman Dustin White to approve. Motion seconded by Councilman Vince Reiley. Those voting Aye were Dustin White, Don Busenbark, Vince Reiley, and Cody Aland. Motion was carried unanimously.

PUBLIC HEARING – ORD. 2020-433 – ZONE CHANGE FROM R-R-1 TO M-2 MUELLER

Nate Mueller, represented by Nate Snow, has requested a zone change for property located at approximately 3000 West 755 South from R-R-1 to M-2 consisting of approximately 29 acres. Mayor JR Bird stated the meeting was now in a public hearing and called for public comment. Planning and Zoning have recommended approval. Concern was expressed that the M-2 zoning would allow activities that could concern the neighbors. Zoning Director Steve Timothy explained that when site plans are submitted, at that time recommendations would be given to protect the neighbors. After review and discussion, a motion was made by Councilman Don Busenbark to approve Ordinance 2020-433, a zone change from R-R-1 to M-2. Motion seconded by Councilman Dustin White. Those voting Aye were Dustin White, Don Busenbark, Vince Reiley, and Cody Aland. Motion was carried unanimously.

PUBLIC HEARING – ORD. 2020-434 – ZONE CHANGE FROM R-1-10 TO R-2 WEST

Jared West, represented by Bob West, has requested a zone change from R-1-10 to R-2 for property located at approximately 361 N. Bonnie Drive. There are five lots that would be combined into two lots with a planned twin home to be constructed on these lots. Planning and Zoning have requested direction from Council on this zone change. Councilman Dustin White asked for clarification on the intent to construct twin homes on these properties. Zoning Director Steven Timothy explained that R-2 zoning has been researched and discussed previously before being approved by City Council. Mayor JR Bird stated they were now in a public hearing and called for public comments. Cody Fisher expressed his opinion that he would like to see the lots made into one lot and the zoning remain as it is. Doug Gilley lives in this neighborhood and he is concerned with additional traffic on the roads. Nate Snow stated a party-wall agreement can be recorded to protect the roofing concerns. Heather Jensen stated that she would like to see it a single lot so the zone wouldn't be changed and that she moved to this area expecting the area to remain a R-1-10 zone. Chris Anderton stated that he feels spot zoning would open up other requests for R-2 zoning and this wasn't appropriate. Stephanie Mecham stated that she also has a traffic concern. Craig Collins said he doesn't mind a twin home, but he is concerned about where the property line comes across his lawn. Hal Huff suggested dedicating a specific area for developing twin homes. After discussion, a motion was made by Councilman Vince Reiley to not approve this rezone request. Motion seconded by Councilman Cody Aland. Those voting aye were Dustin White, Don Busenbark, Vince Reiley, and Cody Aland. Motion was carried unanimously.

PUBLIC HEARING – CIB APPLICATION – CONSTRUCTION OF 2M GALLON WATER STORAGE TANK IN HAYDEN

Mayor JR Bird explained that Roosevelt City plans to apply to the Community Impact Board for construction of a two-million-gallon water storage tank to be constructed at the top of our water system. Currently, Roosevelt City has a 300k gallon tank at the Hayden Well field that is no longer sufficient for our needs. Mayor Bird then welcomed those in attendance that have an interest in more adequate water storage. Due to the increased draw on our system, our existing

tank is no longer sufficient for our needs and replacement is necessary. Acting City Manager Ryan Clayburn explained that Roosevelt City is continually searching for adequate water to sustain growth and the demand for treated water. Mr. Clayburn stated that the City will approach the Community Impact Fund Board for the needed funding at a 75% grant and 25% funding mix at 2½% interest rate. The existing tank was built in the 1980's and Mr. Clayburn showed how much growth on the top end of our system we have experienced since that time. He reported that last year we pumped 440 million gallons through the existing tank, which created a lot of demand on our well pumps turning on and off. The tank is continually being filled and emptied. With a 2M gallon tank, this cycle would not be as frequent. Currently, the storage is a problem, the continuous filling and emptying is hard on the system, and when there is a leak, it takes time to take care of the problems and still have adequate water. When the tank deains, it puts a lot of strain on the chlorination pump as well. A larger tank would give us days to respond instead of hours for maintenance and repairs. In 2015, Cedarview-Montwell went onto our system and they are now requesting additional water due to their growth. The size of our existing tank limits our ability to provide additional water. We can only provide 300 gallons per minute at the present time. Cedarview-Montwell received requests last summer that would require an additional 1,000 gallons per minute to service customers. We can pump the water, but we haven't got the storage capacity. Councilman Dustin White explained that we are already past our capacity and are in need of additional storage right now without even considering potential needs for the future. The new tank would be constructed about 11 miles from our next 2M gallon tank. The growth being experienced is between the two tanks, our 2M gallon tank. Mayor Bird asked our Acting Finance Director Randy Robb about our ability to fund our portion of the project. Randy reported that even though our sales tax trends are showing a decline, if we can get the 75/25 funding, we would be able to cover that amount. The demands on the system have changed dramatically since the original tank was built. Constructing a 2m gallon tank at the top of the system will allow for better management of the system and greater efficiency of the Hayden wells. It will buy time for leaks and line breaks to be repaired, reduce the risk of running out of water along the system. Mr. Clayburn stated. Mayor JR Bird opened the public hearing to receive public comment. Judy Hamblin representing the Cedarview-Montwell Special Service District stated this project would positively affect them and their Board have voted to support the 75/25 request. Chris Thomsen asked if we had applied for funding from the Department of Water Quality. He stated that Rural Water is also a good funding source. Mayor Bird stated that CIB looks like the best funding source for this project at this time. Chris also suggested Rural Water as a source. Acting City Manager Ryan Clayburn stated that Department of Water Quality had been approached. Jim Marshall asked if there were additional water sales anticipated to cover the cost of the loan portion. Mayor Bird stated that we anticipate that there will be since Cedarview-Montwell have already asked for additional water and the hope that our ability to supply water will not bottleneck because we aren't ready to supply water for additional growth, but this application will only be to fund the existing need and not for future growth. Aaron Averett from Sunrise Engineering explained in 2017, a regional plan was developed for Cedarview-Montwell to identify the best source for additional water for Cedarview Montwell Special Service District and the most viable source is from Roosevelt City. If the funding ratio was changed, the increased costs would be very difficult for Cedarview-Montwell users. After discussion, a motion was made by Councilman Dustin White to approve approaching the CIB for

funding for a new 2M gallon water storage tank. Motion seconded by Don Busenbark. Those voting aye were Dustin White, Don Busenbark, Vince Reiley, and Cody Aland. Motion was carried unanimously.

MOON LAKE WATER USERS ASSN. TITLE TRANSFER DISCUSSION

Dex Winteron, General Manager of Moon Lake Water Users Association, came before Council to report that they are working to get the title transfer prepared as it was originally a part of the project and to have the assets transferred to Moon Lake Water Users Assn. from the US Government. Part of this process is having the stakeholders give their support for this transfer. He is asking for a letter of support from Roosevelt City. After review and discussion, a motion was made by Councilman Don Busenbark to authorize the Mayor to sign a letter of support from Roosevelt City. Motion seconded by Councilman Cody Aland. Those voting Aye were Dustin White, Don Busenbark, Vince Reiley, and Cody Aland. Motion was carried unanimously.

APPOINT PLANNING AND ZONING BOARD MEMBERS

Mayor JR Bird explained there are two Planning and Zoning Board positions that were advertised asking for those wishing to serve on the P & Z Board. Mayor Bird received two responses from Cody Fisher and Chris Thomsen. After review and discussion, a motion was made by Councilman Dustin White to accept the Mayors recommendations for appointing Cody Fisher and Chris Thomsen to serve on the Planning and Zoning Board. Motion seconded by Councilman Cody Aland. Those voting Aye were Dustin White, Don Busenbark, Vince Reiley, and Cody Aland. Motion was carried unanimously.

TITLE 17 DISCUSSION

Zoning Director Steve Timothy approached Council to discuss Title 17 of the City Codes regarding home occupation permit issues. The Planning and Zoning Board is seeking direction from City Council before continuing to pursue revisions to this chapter of city code. Mayor JR Bird explained to those attending that the purpose of the P & Z Board is to execute the laws and that City Council is the body that approves the laws.

FINAL PLAT APPROVAL – POLE LINE SUBDIVISION PHASE 1A

Bob West came before Council seeking final plat approval on the Pole Line Subdivision Phase 1A. Planning and Zoning have recommended Council approve this plat. This is property that was formerly a dedicated 21 foot strip that was a dedicated utility easement. He will subdivide the strip to match the adjoining home lots. The final plat showed the easements as required by Planning and Zoning. After review and discussion, a motion was made by Councilman Dustin White to approve the final plat of Pole Line Subdivision Phase 1A. Motion seconded by Councilman Vince Reiley. Those voting Aye were Dustin White, Don Busenbark, Vince Reiley, and Cody Aland. Motion was carried unanimously.

PARKS & RECREATION BUDGET DISCUSSION

Mayor JR Bird reported that the new Arts, Parks and Rec Committee will appoint a treasurer to keep track of city funding. It has been discussed that the \$20,000 that has been given to the Basin Arts Council in the past would now be budgeted for use by the Arts, Parks and Rec Committee. Mayor Bird is proposing the balance of the funds for 2019 be given to this Committee for the rest of this budget year and then the 2020 amount of \$20,000 be divided with the Arts, Parks and Rec Committee for their activities. After discussion, a motion was made by Councilman Vince Reiley to follow the recommendations of the Mayor and fund the Arts Parks and Rec in the amount of \$20,000 for 2020, and give them the remaining 2019 funds. Motion seconded by Councilman Dustin White. Those voting Aye were Dustin White, Don Busenbark, Vince Reiley, and Cody Aland. Motion was carried unanimously.

Don Busenbark had to leave the meeting at this point.

PRESENTATION OF NEW LIBRARY PROPERTY ACQUISITION

Daniel Mauchley came before Council to discuss the purchase of city property to construct a new 15,000 square foot building for a new library complex. There are 1.68 acres on the West side of the City Park that are being proposed.

CLOSED SESSION

A motion was made by Councilman Vince Reiley to go into a closed session to discuss property acquisition and personnel compensation and then convene back into a regular city council meeting. Motion seconded by Councilman Cody Aland. Those voting Aye were Dustin White, Vince Reiley, and Cody Aland. Motion was carried unanimously.

SALE OF CITY PROPERTY FOR NEW LIBRARY

City Council has negotiated a purchase price from the Duchesne County Library Board in the amount of \$375,000.00 for property on the west side of City Park on which to build a new library. After discussion, a motion was made by Councilman Cody Aland to accept the amount of \$375,000.00 for this property with the understanding that Duchesne County will take responsibility for parking and expansion of the road on the west side of the property and Roosevelt City will assume responsibility for taking care of the remaining portion of the City Park property. Motion seconded by Councilman Vince Reiley. Those voting Aye were Dustin White, Vince Reiley, and Cody Aland. Motion was carried unanimously.

REVIEW RECORDER/FINANCE DIRECTOR POSITION & DESCRIPTION APPROVAL

After review and discussion, a motion was made by Councilman Cody Aland to approve the job description and advertisement for the Recorder/Finance Director position and begin the advertising process. Motion seconded by Councilman Vince Reiley. Those voting Aye were Dustin White, Vince Reiley, and Cody Aland. Motion was carried unanimously.

INTERIM PERSONNEL COMPENSATION DISCUSSION

After review and discussion, a motion was made by Councilman Dustin White to approve \$300 per week for compensation to the interim City Manager for the extra work required by the interim city manager position and authorize him to adjust the pay of other employees that are also putting in extra work at this time. This extra compensation will only be for the period of time each individual is serving during the interim period. Motion seconded by Councilman Vince Reiley. Those voting Aye were Dustin White, Vince Reiley, and Cody Aland. Motion was carried unanimously.

PURCHASE ORDERS

A motion was made by Councilman Dustin White to approve the following purchase orders. Motion seconded by Councilman Cody Aland. Those voting Aye were Dustin White, Don Busenbark, Vince Reiley, and Cody Aland. Motion carried unanimously.

2667	Duchesne County Water Conservancy	\$27,846.65
77487	Duchesne County Water Conservancy	<u>11,277.89</u>
TOTAL		<u>\$39,124.54</u>

Councilman Vince Reiley had to leave the meeting at this point.

STANDING COMMITTEE REPORTS

There were no reports.

CITY MANAGER REPORT

Acting City Manager Ryan Clayburn reported that we have received six responses to our search for outside human resources assistance.

A motion was not made because a quorum was no longer present.

Meeting adjourned at 8:30 p.m.

Roddy I. Bird Jr., Mayor

ATTEST:

Carolyn Wilcken, Recorder