

# UINTAH CITY



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Office Hours M-W 9:00-5:00 Th-F 9:00-1:00

Mayor Lawrence Flitton

UINTAH CITY COUNCIL MEETING

Planning – Zeke Swander

Council Members:

TUESDAY, January 19<sup>th</sup>, 2016

Building Inspector-Jeff Monroe

Michelle Roberts

Gordon Cutler

7:00 PM

Treasurer – Mike Ulrich

Jerry Smith

Greg Johnson

MINUTES

Sheriff – Lt. Talbot

Fire Chief – William Pope

Attendees: Mayor Flitton, Gordon Cutler, Greg Johnson, Michelle Roberts, Jerry Smith, Mike Ulrich, Nate Hadley, Sue Bybee, Kim Rindlisbacher, Jill Donahue, Marilyn Pearson, William Pope, Deputy Greenhalgh and Darinda Wardell.

## MEETING MINUTES:

1. **MEETING CALL TO ORDER:** Mayor Flitton called the meeting to order.

**PLEDGE OF ALLEGIANCE:** Led by Mile Ulrich

**CONFLICT OF INTEREST:** Council members are required by law to file a public disclosure statement with the City Recorder listing business interests and investments that could create a conflict of interest with the duties of the Council Member. When a matter in which a Council member has a business or investment interest appears on the Council agenda, the Council member must publicly disclose that interest.

Mayor Flitton asked the Council if they had any conflicts of interest with tonight's agenda; there was none.

2. **PUBLIC COMMENT (2 minutes per person):** (00:00:50)

- None

3. **APPROVAL OF CITY COUNCIL MEETING MINUTES HELD JANUARY 5<sup>TH</sup>, 2016:** (00:01:00)

Presenter: Mayor Flitton

- Mayor Flitton asked if there were any questions on the minutes.
- Gordon Cutler motioned to approve the City Council meeting minutes from January 5<sup>th</sup>, 2016.
- Seconded by Greg Johnson
- All in favor; the motion passed.

4. **PLANNING COMMISSION REPORT TO COUNCIL FROM DECEMBER 22<sup>ND</sup>, 2015 MEETING:** (00:02:00)

Presenter: Zeke Swander

- Absent

5. **DISCUSSION/APPROVAL ON FINAL SUBDIVISION PLAT FOR SUSAN BYBEE AND DAVID & CAMILLE TESCH, UINTAH SPRINGS – SCENIC DEVELOPMENT; LOCATED AT APPROXIMATELY 6750 S 2275 E IN UINTAH:** (00:10:50)

Presenter: Greg Johnson

- Greg Johnson advised that he had a meeting with Scenic Development to review that all the requested documents were in order prior to final approval from the Council. Kim Rindlisbacher, Matt Hartvigsen, Michelle Roberts and Greg Johnson were at the meeting.
- Greg advised they have requested that the Mylar for the subdivision is not recorded until after all the development is finished.
- During the review we identified some outstanding issues. We do require five percent landscaping with a water drip system for the plants or scrubs; it did not specify culinary or irrigation. The other was the sign issue. Dixon Pitcher's sign was constructed in 2008 and is grandfathered. The Department of Transportation updated there standards in May of 2015 for a class four sign the maximum is twenty five feet. Greg stated that he was going to discuss his interpretation with legal and see if we can come up with a solution. Mayor Flitton suggested that he ask if the twenty five feet is from the state road or from the elevation of the property. Greg stated that we still have some time to come up with a solution to accommodate a larger sign.
- Michelle Roberts stated that Matt Hartvigsen stated that it is not uncommon to add another clause in our ordinance to allow taller if on a major highway.
- Mayor Flitton stated that he is rewriting the ordinance regarding business licenses and commercial uses and if want to make any changes to the sign ordinance now would be the time.
- Greg Johnson stated we still need to be sure that we are in compliance with the State regulations.
- Kim Rindlisbacher stated that the property is off the highway and in a hole. We are looking to put a C-Store gas station in the corner lots and would be competing with the new Maverick in South Weber; we need to be able to have our sign seen coming down the hill. Kim asked if the new commercial uses have

been approved by the City Council, he didn't see them on the agenda. Mayor Flitton advised that he is working on writing the ordinance and it should be ready for the agenda some time in February.

- Gordon Cutler stated that he didn't see a problem with allowing them to put up a sign that will accommodate them and meet the State and City ordinances.
- Jerry Smith stated that when we originally talked about this development we talked about pathways options. Now that pathways have constructed a million dollar pedestrian tunnel at the top of the hill are we going to be able to provide a connection. Kim Rindlisbacher stated that they had a meeting with pathways and we haven't heard back from them. Kim stated that he is in favor with pathways although he is leery about the pathway coming through a business park; there is too much crime associated with this; he is in favor with the path being on the south side of the river. Kim stated that they are being forced to purchase the lot north of 6600 S; he would be willing to make that a parking lot if we had the path along 6600 S. Michelle Roberts stated that she is now the Council representative with Pathways and will be glad to set up a meeting to discuss these options. Kim stated that he would be happy to sit down and meet; he is open for discussions; maybe it could be along the west of lot three and up 2125 E to 6600 S.
- Greg Johnson stated that we still have time to take care of some of these issues; we don't want to hold them up on the approval of the subdivision plat.
- Greg Johnson motioned to approve the final subdivision plat for Susan Bybee and David & Camille Tesch, Uintah Springs- Scenic Development; located at approximately 6750 S 2275 E in Uintah.
- Gordon Cutler seconded the motion.
- All in favor; the motion passed.

**6. PRESENTATION OF ANNUAL AUDIT REPORT FY 2014-2015 and DISCUSSION/APPROVAL ON AUDIT RECOMMENDATIONS: (00:40:00)**

Presenter: Jill Donahue

- Jill Donahue introduced herself from Wood Richards and Associates. She presented the Council with the auditor's reports and letter to the Mayor and Council. They encountered no difficulties in performing the audit and had only the below listed journal entries:
  1. They accrued deferred property taxes for the year.
  2. They reclassified revenue received from the sale of the snow plow.
  3. They adjusted accumulated depreciation
  4. They recorded GASB 68 adjusting entries.
- Jill reported their opinion on page 2 of the report to be the greatest opinion they could give.
- Jill reviewed the following pages with the Council:
  1. Pg. 12 – Balance sheet; 51% of total fund balance
  2. Pg. 14 – Capital Projects \$20,000 for the cemetery
  3. Pg. 41 – Budget for the year ended June 2015; revenue \$667,157 over budget \$40,287
  4. Pg. 42 – Budget for the year ended June 2015 ; expenses \$586,631 under budget \$72,829
  5. Pg. 16 – Proprietary Funds; Water fund increased while garbage and storm water was level
  6. Pg. 17 – Proprietary Funds; the revenues were consistent; change in net position was reviewed
  7. Pg. 10 – GASB # 68 deferred inflows related to pensions were \$4,912
  8. Pg. 51 – There are two findings that are both State Compliance. The City's parks and cemetery are not paying the water fund for water being used and the Storm Water fund had expenditures in excess of their budgeted amounts.
- The Council thanked Jill for her reports.

**7. TREASURERS REPORT: (01:17:22)**

Presenter: Mike Ulrich (excused)

**a. Invoice Register:**

The invoice register is a listing of bills that were paid during the month.

The invoice register is reviewed and approved each month per guidelines from the state and our auditors in order to stay in compliance with the laws of the state financial code.

The invoice register for December was reviewed.

Greg Johnson motioned to approve the invoice register for December 1<sup>st</sup> – December 31<sup>st</sup>, 2015.

Seconded by Gordon Cutler

All in favor; Gordon Cutler – yes; Greg Johnson – yes; Mayor Flitton – yes; Michelle Roberts – yes; Jerry Smith – yes.

The motion passed.

**b. Transaction Register:**

The transaction register is a listing of any changes that are made during the month to customer accounts in the ENTERPRISE ACCOUNTS, water, storm water, or garbage. The changes are credits given, over changes reduced or added, late fees removed. These changes to accounts are reviewed

and approved by the council as directed by the state and our auditor to stay in compliance with the laws of the state financial code.

The transaction register for the period of December 11<sup>th</sup>, 2015 - January 13<sup>th</sup>, 2016 was reviewed. Jerry Smith motioned to approve the transaction register for the period of December 11<sup>th</sup>, 2015 through January 13<sup>th</sup>, 2016.

Greg Johnson seconded the motion.

All in favor; Gordon Cutler – yes; Greg Johnson – yes; Mayor Flitton – yes; Michelle Roberts – yes; Jerry Smith – yes.

The motion passed.

c. Transaction Reversal Report:

The transaction reversal report is a listing of any changes that are made during the month to customer accounts for the court. The changes are credits given, over charges reduced or added, late fees removed. These changes to accounts are reviewed and approved by the council as directed by the state and our auditor to stay in compliance with the laws of the state financial code. The Transaction Reversal Report for December was reviewed.

Greg Johnson motioned to approve the transaction reversal report for the period of December 1<sup>st</sup>, 2015 through December 20<sup>th</sup>, 2015.

Jerry Smith seconded the motion.

All in favor; Gordon Cutler – yes; Greg Johnson – yes; Mayor Flitton – yes; Michelle Roberts – yes; Jerry Smith – yes.

The motion passed.

d. Budget: Mike Ulrich explained that we are fifty percent through the year.

The following accounts were reviewed:

1. 10-42-620 – We haven't received the installment invoice yet.
2. 10-42-235 – They have already completed their travel for the year.
3. The Mayor advised that when the Huntsville Court left Roy to join our Justice Court the fee charged was \$14,000; we have negotiated that amount down to \$8,000 to be shared by both cities and can be paid over two years. We will have to pay the first \$2,000 this year.
4. 51-40-460 – We have made our large payment for the year.
5. 51-40-740 - This capital equipment was the truck purchase.
6. 51-40-810 – Mike explained that he needs to break out the interest for 51-40-820.
7. 10-70-700 – Jerry Smith asked if we have spent any of these funds for this year. We have not received the funds for this fiscal year.

8. PUBLIC WORKS REPORT: (01:15:18)

Presenter: Nate Hadley

- Nate Hadley stated that he didn't have anything to report and asked the Council if they had any questions or concerns for him.
- The Council asked if the new truck was working out better; Nate said it was good and lots better on fuel.
- Nate explained that the one ton Ford truck is in the shop with transmission problems and the transfer case is leaking.
- Gordon Cutler advised that we need to be aware that sometime in the near future we are going to have to replace that truck.
- Jerry Smith complemented Nate and Scott for the great job they both do at the cemetery.
- Mayor Flitton asked what the plans are for repairs on Combe Road. Nate stated that we are going to have to fill the holes and do an overlay this summer.

9. FIRE DEPARTMENT REPORT: (00:02:10)

Presenter: Chief Bill Pope

- Chief Pope stated that the one thing he wanted to comment about in the report is that Firefighter I and Firefighter II certification training started last week.
- They have submitted for the 2016 AFG grant; they applied for \$170,000 to cover SCBA's and PPE for the department.
- Chief Pope asked the Council if they had any questions on the report; there were none.
- Chief Pope advised that the State of Utah Department of Natural Resources; in their second round of funding awarded us \$10,900 to purchase the following five items:
  1. \$300 for practice Shelters
  2. \$5,000 for PPE Wildland
  3. \$5,600 for Wildland pump and Chainsaw/Chaps
- Chief Pope advised that this is the same grant they received last year. It is 100% match that can be

matched with in-kind services. Chief Pope remarked that we already have the training hours to more than cover the in-kind match.

- Chief Pope explained that it is one hundred percent reimbursement so he would need the Councils approval to spend the funds; because it is over one thousand dollars.
- Mayor Flitton asked for a motion.
- Greg Johnson motioned to approve the Fire Department spending the \$10,900 for the five items listed with the one hundred percent reimbursement from the State and our in-kind matching hours.
- Seconded by Michelle Roberts
- All in favor; Gordon Cutler – yes; Greg Johnson – yes; Mayor Flitton – yes; Michelle Roberts – yes; Jerry Smith – yes.
- The motion passed.

**10. DISCUSSION/APPROVAL ON RESOLUTION NO. 16-0119-RESIDENTIAL ANTI-DISPLACEMENT PLAN; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UTAH, UTAH, ADOPTING THE RESIDENTIAL ANTI-DISPLACEMENT PLAN AND CERTIFICATION: (01:20:50)**

Presenter: Mayor Flitton

- Mayor Flitton advised that this resolution is required for the CDBG grant we are applying for; this basically states if we displace a LMI unit we will have a plan in place to assist with relocating them.
- Gordon Cutler stated that he had been contacted by a concerned citizen about this resolution specifically on page 2 item number 4 "Target Section 8". I made a commitment to the concerned citizen that I would research this and get back with him on my findings. Gordon stated that he appreciated this concerned citizen and his input.
- Mayor Flitton stated that this is a requirement from CDBG.
- Greg Johnson motioned to approve Resolution No. 16-0119-Residential Anti-Displacement Plan; A Resolution of the City Council of the City of Utah, adopting the Residential Anti-Displacement Plan and Certification.
- Michelle Roberts seconded the motion.
- All in favor the motion passed.

**11. SHERIFF'S REPORT: (01:24:40)**

Presenter: Deputy Greenhalgh

- Deputy Greenhalgh explained that Lt. Talbot had asked him to report because he was doing the security training at Washington Terrace and asked that we excuse him.
- Deputy Greenhalgh stated that it had been five years since he was our Community Resource Officer and wrote the Deputy Abby articles for our newsletter.
- The December reports were presented and reviewed.
- The Council thanked Deputy Greenhalgh for his service.

**12. COUNCIL COMMENTS: (01:30:00)**

- None

**13. MEETING ADJOURNMENT: (01:30:11)**

Jerry Smith motioned to adjourn the meeting.

Seconded by Michelle Roberts

All in favor; the motion passed. The meeting was adjourned.

APPROVED by City Council this 2<sup>nd</sup> day of February, 2016.



DARINDA K. WARDELL, City Recorder