

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD JANUARY 2, 2025 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Mayor Stephanie Miller

ROLL CALL: Councilmembers Steve Adams, Jared Clawson, Paul C. James, and Michael Nelson.

EXCUSED: Councilmember Craig L. Rasmussen

CALL TO ORDER: There being four members present and four members representing a quorum, Mayor Miller called the meeting to order.

OTHERS PRESENT: Two citizens were present. City Recorder Stephanie Fricke recorded the minutes.

WELCOME: Mayor Miller welcomed everyone in attendance and invited audience participation.

PLEDGE OF ALLEGIANCE: Mayor Miller

INVOCATION: Councilmember Clawson

APPROVAL OF MINUTES:

The minutes of a special meeting on December 10, 2024 were approved as written.

ACTION

Councilmember James made a motion to approve the minutes of a regular meeting held on December 10, 2024 as written. Councilmember Adams second the motion and Councilmembers Adams, Clawson, James, and Nelson voted aye. The motion passed.

AGENDA ADOPTION: A copy of the notice and agenda for this meeting was emailed to The Herald Journal, posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the governing body, and posted at the City Offices more than forty-eight hours before meeting time.

ACTION

Councilmember Clawson made a motion to approve the agenda for January 2, 2025 as written. Councilmember James seconded the motion and Councilmembers Adams,

Clawson, James, and Nelson voted aye. The motion passed.

8. PUBLIC COMMENT
9. INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES
 - A. Resolution 25-01 - A resolution authorizing a Council Member to automatically succeed to the position of Mayor Pro Tempore.
 - B. Resolution 25-02 - A resolution amending the Hyrum Civic Center Rental Fee and Deposit Schedule, and Rental Application and Contract.
10. OTHER BUSINESS
 - A. To review the purchase price of water from Hyrum City when owner does not have enough water for annexation into Hyrum City.
 - B. Consideration and award of bid for House Demolition at 96 North 600 East.
 - C. Consideration and award of bid for Wastewater Treatment Plant Generator.
 - D. Budget Report.
 - E. Mayor & City Council Reports
11. ADJOURNMENT

PUBLIC COMMENT:

Mayor Miller asked if a citizen had a question or comment to please keep it under three minutes.

There being no public comment, Mayor Miller moved to the next agenda item.

INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES:

RESOLUTION 25-01 - A RESOLUTION AUTHORIZING A COUNCIL MEMBER TO AUTOMATICALLY SUCCEED TO THE POSITION OF MAYOR PRO TEMPORE.

ACTION

Councilmember Clawson made a motion to approve Resolution 25-01 authorizing Councilmember James to automatically succeed to the position of Mayor Pro Tempore. Councilmember Adams second the motion and Councilmembers Adams voted aye, Clawson voted aye, James voted aye, and Nelson voted aye. The motion passed.

RESOLUTION 25-02 - A RESOLUTION AMENDING THE HYRUM CIVIC CENTER RENTAL FEE AND DEPOSIT SCHEDULE, AND RENTAL APPLICATION AND CONTRACT.

Councilmember Rasmussen said on Page 2 and 3 of the Hyrum Civic Center Rental Application and Contract there are some minor items under Key/Card Pick Up for Building that need to be changed "Elite Hall" to "Civic Center" and "responsibility" to "responsible".

Councilmember James said on Pages 3 and 5 there is a \$50.00 fee if the responsible party loses or damages the keycard. Usually, a new keycard is under \$5.00 he recommended reducing the fee from \$50.00 to \$25.00.

Councilmember Nelson said after reviewing the expenses of the Civic Center he would recommend the City increase the rental fee to at least cover the true costs of renting the building. The utilities for the Civic Center average \$32.02 per day that doesn't include building rental inspection; cleaning fees; cleaning supplies; nor snow removal from parking lot and sidewalks. If these fees were added in it would exceed the current rental fee schedule. The City also has operating and capital costs of building: insurance; HVAC maintenance; roof repair; plumbing upgrades; new appliances; key fob systems; etc.

Councilmember Adams said the City supplements all of its rental properties, and recreation programs. He would not be in favor increasing the rental fee for the buildings since the buildings were built with the citizens tax money.

ACTION

Councilmember James made a motion to approve Resolution 25-02 a resolution amending the Hyrum Civic Center Rental Fee and Deposit Schedule, and Rental Application and Contract with the following amendments: 1. Page 2 and Page 3 of the Hyrum Civic Center Rental Application and Contract under Key/Card Pick Up for Building change "Elite Hall" to "Civic Center" and "responsibility" to "responsible"; and 2. Pages 3 and 5 change, "\$50.00 fee" to "\$25.00 fee". Councilmember Adams second the motion and Councilmembers Adams voted aye, Clawson voted aye, James voted aye, and Nelson voted nay. The motion passed.

OTHER BUSINESS:

TO REVIEW THE PURCHASE PRICE OF WATER FROM HYRUM CITY WHEN OWNER DOES NOT HAVE ENOUGH WATER FOR ANNEXATION INTO HYRUM CITY.

Mayor Miller said Hyrum City purchased water rights for future growth in 2005 and 2006. The City Council originally set the price

for developers to reimburse the City at \$2,500 acre foot on December 7, 2006. The City Council on May 24, 2007 adjusted the price from \$2,500 per acre foot to \$3,500 per acre foot with the provision that the City review the fee each year during the budget process. The City has not increased the reimbursement cost since May 24, 2007. The cost of water has increased drastically over the past 18 years and the City will not be able to purchase water at this price, if the City can even find water to buy.

The City Council had lengthy discussion on Hyrum City's growth and if the City still has water available for developers to reimburse the City rather than providing their own water rights or shares. The City needs to have a water study conducted to determine the City's current needs and to project the water needed for the next 30 years. State law has changed and a City can not require water to be turned as part of an annexation unless the City has a 30 year water plan completed. Cache Valley is closed water district and the City needs clarification on the water it owns, and projected population it can supply to. Hyrum City has been receiving irrigation shares as property is annexed but irrigation shares are not water rights. Water rights are needed to drill wells for culinary water. Currently Hyrum Irrigation Company shares can not be exchanged for water rights. The City needs to complete a water study and the City needs to determine if there is any Cache Valley Ranch Water left for developers to reimburse the City. If there is Cache Valley Ranch Water left the City should develop priorities for the water and have developers request City Council approval to reimburse the City for that water.

The City Council asked City Recorder Stephanie Fricke to prepare a Resolution for the next City Council Meeting to amend the Hyrum City Water Rights per acre foot of water fee in lieu of dedication of water upon approval by the City Council for property annexed into Hyrum City after July 17, 2003 from \$3,500 acre foot to \$7,000 per acre foot.

CONSIDERATION AND AWARD OF BID FOR HOUSE DEMOLITION AT 96 NORTH 600 EAST.

Mayor Miller said the City received nine bids for the demolition of the house at 96 North 600 East. One of those bids was from Leishman and Sons and that bid was not submitted with the bid documents required. Hyrum City's Attorney has recommended that Leishman and Sons bid be rejected. Hyrum City staff is recommending the bid be awarded to the qualified lowest bid which

is Birch Creek in the amount of \$21,850. Hyrum City had budgeted \$75,000 for this project.

<u>Contractor</u>	<u>Bid Amount</u>
Birch Creek	\$21,850.00
Brent Webb Excavating	\$35,830.00
Forefront General Contracting	\$56,486.25
Juniper Earthworks	\$58,601.00
Staker Parsons	\$62,035.00
NW King and Sons	\$65,525.00
Cook Building	\$68,333.00
JMCS	\$78,498.00

ACTION

Councilmember James made a motion to award the bid for the demolition of the house at 96 North 600 East to Birch Creek Construction in the amount of \$21,850.00 Councilmember Adams second the motion and Councilmembers Adams voted aye, Clawson voted aye, James voted aye, and Nelson voted aye. The motion passed.

CONSIDERATION AND AWARD OF BID FOR WASTEWATER TREATMENT PLANT GENERATOR.

Mayor Miller said the City received three bids for the Wastewater Treatment Plant Generator. One of those bids was from Landmark Companies LLC but it has asked to have its bid be removed. Hyrum City staff is recommending the bid be awarded to the qualified lowest bid which is Double D in the amount of \$116,376.00.

<u>Contractor</u>	<u>Bid Amount</u>
Double D	\$116,376.00
Total Power & Controls	\$171,600.00

ACTION

Councilmember Adams made a motion to award the bid for the Wastewater Treatment Plant Generator to Double D in the amount of \$116,376.00. Councilmember James second the motion and Councilmembers Adams voted aye, Clawson voted aye, James voted aye, and Nelson voted aye. The motion passed.

BUDGET REPORT.

Mayor Miller reviewed the 2024-2025 General Fund and Enterprise Funds budgets expenditures and revenues in detail. Each City Councilmember was provided a copy of the financial report.

