

Providence City Council Meeting

Providence City Office Building

15 South Main, Providence UT

Tuesday, December 13, 2005 6:00 p.m.

Attendance: Mayor: Alma H. Leonhardt
Council: Stan Checketts, Stacie Gomm, Deon Johnson, Ron Liechty, Vic Saunders
City Recorder: Skarlet Bankhead
Public Works Director: Randy Eck
Policy Management: Dee Barnes

The Providence City Council will hold a study session at 6:00 p.m. in the City Council Chambers. The Council and Department Directors will give summary reports in their areas of focus. This session will be open to the public; however limited public comment will be heard and no action will be taken on agenda items.

Council Member Ron Liechty

- No report

Council Member Deon Johnson

Blacksmith Fork Irrigation:

- D Johnson reported the Irrigation Co would like a memo on how the City is using the excess shares. They would also like the leasing done earlier to help with scheduling problems.

Pineview Subdivision:

- D Johnson thanked Public Works for working with the developer on the sidewalk completion.

Council Member Stacie Gomm:

100 South task force:

- S Gomm suggested the following committee members S Gomm, R Liechty, K Eborn, K Dunkley, E Anderson, Herald Stack, R Eck and S Bankhead.
- S Bankhead felt area residents would be concerned with staff involvement. R Eck felt the residents wanted this to be a compromise with council and residents. R Eck will not serve on the committee
- S Gomm reported she spoke with Tammy Pfifer about a consultant the presented a budget plan.
- S Gomm would like the first meeting January 4, 2006 at 5:30 p.m.

Impact Fee Analysis

Zoning Code Changes

Planning Commission dinner okay.

Stan Checketts

Appreciated the opportunity to serve. Suggested a large map with pointers for the Council.

Council Member Vic Saunders

CERT

- V Saunders reported we made a commitment to purchase workbooks and vests.
- V Saunders suggested the City consider annexing the Wes Baer property (west of Seth Alder).

S Bankhead reported a successful visit from Santa Claus.

Randy Eck, Public Works Director.

Winter Parking

- R Eck reported the City is making an effort to enforce the parking ordinance. The staff is working diligently to keep the roads clean.
- R Liechty thank R Eck for the excellent handling of a diesel spill. A contractor punctured a gas tank and traveled from Edgehill Drive to Brookside (approximately 60 gallons). The HAZMAT team from Logan was immediately involved. The contractor will be responsible for the expense. The hope is that action was taken in time to prevent damage to the asphalt. No citations were issued. If the road is damaged, the contractor will be responsible.

Note: At any time during the meeting, the City Council may vote to go into an executive session pursuant to Utah Code 52-4-5.

Motion to enter into an executive session R Liechty, second – V Saunders

Vote: Yea: S Checketts, S Gomm, D Johnson, R Liechty, V Saunders

Nay: None

Excused: None

Abstained: None

Mayor suggested the following to serve on the Spring Creek Water Co. board: Stan Checketts, Scott Theurer

V Saunders suggested R Zollinger as president.

S Checketts suggested replacing Broad Hollow spring with shallow wells for irrigation water. V Saunders explained anyone that puts water to beneficial use gets the right. He felt it would be difficult to get the idea approved from the State Water Engineer.

Motion to close the executive session – R Liechty, second – D Johnson,

Vote: Yea: S Checketts, S Gomm, D Johnson, R Liechty, V Saunders

Nay: None

Excused: None

Abstained: None

- The executive session closed at 7:45 p.m.

Vic Saunders will present the following names - Ron Zollinger – President, VP Vic Saunders, S Checketts – Treasurer, Scott Theurer, Ron Liechty.

The Providence City Council will begin discussing the following agenda items at 8:00 p.m.

Anyone interested is invited to attend.

Pledge: Mayor Leonhardt

Opening: Mayor Leonhardt

Minutes:

Motion to approve the minutes of November 22, 2005 – R Liechty, second – D Johnson

- Page 1 line 41 would effect everyone

Vote: Yea: S Gomm, D Johnson, R Liechty

Nay: None

Excused: S Checketts, V Saunders

Abstained: None

Item No. 1. Report. Carl Pitt, agent for Amsource, will present a progress report on their development located generally at 100 North Highway 165.

- C Pitt reported they hope to break ground in the latter part of the 1st quarter of 2006 and open early in the 4th quarter of 2006.
- C Pitt reported they are hoping to have a final plat for Phase 1 ready for the Planning Commission meeting in January 2006.
- C Pitt reported they intend to have the building permit application to the City in January. The building will mirror the Pleasant Gove store. He felt they may be able to announce tenants early in the spring of 2006.
- Mayor Leonhardt reported they will be building a gas island fronting Highway 165.
- C Pitt reported Arlo Construction as the general contractor for the Macey's building.

Item No. 2. Ordinance Modification 014-2005. The Providence City Council will consider for adoption an ordinance modifying Providence City Code Title 10 Chapter 15 Section 1 Electronic Message Sign and 10-15-5: Permitted Signs; Table from the 15” x 12” size requirement to 39 square feet for electronic signs.

- Ron Liechty explained Master Mechanic 29 . . . He expressed concern of increasing to 39 square feet. Mayor Leonhardt felt electronic signs were the way of the future.
- Bob Bissland in all due respect disagreed that electronic signs were the way of the future. He felt the City should consider worst case scenario. He felt the signs were very distracting. He explained many cities are going to night sky ordinances. He reported Sun Valley addresses glare, diminishing ability to have dark sky. He felt once let in, many would come. He felt the same thing could be accomplished with small, nicely designed signs. He express concern about the content of the signs – what if someone starts putting videos on the signs.
- Randy Young, Young Electric Signs, explained Master Mechanic uses light bulbs, which use more power than LED. The amount of light from a LED vs. light bulbs is significantly less. He explained there are 9 businesses going into the building – all will be allowed to use the sign, which will reduce sign clutter. He did not feel 39 square feet was a very big sign.
- R Liechty asked if companies were moving away from the light bulbs. R Young felt they were.
- S Gomm suggested using language calling out LED. S Gomm suggested flexibility for multiple users vs. a single user. R Liechty felt it may open a box.

Laura Fisher felt the purpose of the sign was to be noticed. She did not feel they would consider what was good for the City. Bob Bissland reported he has worked with Young Sign and agreed that LED was the way of the future, but did not agree large electronic signs were the way of the future. He felt flexibility in the ordinance may be a good idea.

R Young explained this is in the middle of a business district. B Bissland explained he was concerned about others coming in.

D Johnson felt 9 business using 15 square feet would be more than one combined sign.

Motion 40 with a conditional use – S Gomm, second – R Liechty

Vote: Yea: S Gomm, D Johnson, R Liechty
Nay: None
Excused: S Checketts, V Saunders
Abstained: None

Item No.3. Resolution 05-049. The Providence City Council will consider for adoption a resolution approving the final plat for Cobblestone Phase IV Subdivision located generally at Gateway Drive and Meadow Brook Lane.

- Mayor Leonhardt reported this is the final phase of the development. It will contain 18 units.
- Brian Lyon represented the development. B Lyon felt the street name could be changed. The 3” line will work. They have a separate fire line that is looped. The culinary line will be a dead end line. Mayor Leonhardt reported the developer has talked with the fire department and will meet their requirements. He reported the developer would like to start construction in the spring of 2006. Mayor Leonhardt reported the developer would like to be finished by the summer of 2007.

Motion to approve – R Liechty, second – D Johnson,

Vote: Yea: S Gomm, D Johnson, R Liechty
Nay: None
Excused: S Checketts, V Saunders
Abstained: None

Item No. 4. Discussion. Tara Bankhead will discuss the policy for delinquent utility bills.

- T Bankhead presented the following issues regarding delinquent utility bills: hardship reductions – a request from Deer Creek – contact homeowners association, pink notice – notice of shut off in 48 hours, there is a \$15.00 fee for each notice per year, after the first notice, she explained chronic delinquents continue to accumulate charges. She felt it was very difficult to collect the notice fee. She explained most people can pay toward the delinquent water amount, but the notice fee is difficult to collect. R Eck explained there is a time commitment involved in the pink notice. There are approximately 30 people that are continual.

- R Eck explained it is very risky to shut the water off in cold temperatures. Laura Fisher felt the billing for the sewer was very high. She felt the minimum is above what a lot of people are using. She felt water should be charged for actual use. D Johnson explained the City’s minimum water charge is one of the lowest in the state.

- S Bankhead suggested mailing a notice in a pink envelope rather than using the pink notice. R Eck and T Bankhead felt the pink envelope would be worth a try.
- Utility deposit – T Bankhead requested applying the \$80 deposit to the delinquent amount at the end of the two year period.
- Assistance program for hardship – Logan City has a donation on the billing. The Council felt it should be considered.
- Lien for delinquency. S Gomm wanted to set a limit. D Johnson explained he would be willing to work with delinquent users. R Liechty felt collection policies would need to be followed. S Gomm was concerned about the privacy issues. The council suggested putting together a policy.

Item No. 5. Resolution 05-050. The Providence City Council will consider for adoption a resolution appointing Bill Bagley as a Commissioner on the Providence City Planning Commission and Lance Campbell as an alternate on the Providence City Planning Commission.

Mayor Leonhardt read the proposed resolution. An alternate will act in the absence of a commission member. Alternates will move into the next commission seat.

Motion to approve Resolution 05-050 – R Liechty, second – D Johnson

Vote: Yea: S Gomm, D Johnson, R Liechty

Nay: None

Excused: S Checketts, V Saunders

Abstained: None

Item No. 6. Resolution 05-026. The Providence City Council will consider for adoption a resolution approving the preliminary plat for Eagleview Estates Phase II Subdivision, a residential subdivision containing eight lots, located generally at Eagleview Drive and Sherwood Drive.

Jack Nixon represented the development. Mayor Leonhardt explained one of the issues has been the powerlines. S Gomm expressed concern that the power lines fell within the dashed area on Lot 6. She did not want any confusion about where a home can be built.

R Liechty asked about the water shares. He explained they will have to be

Brent Speth explained he is not opposed to the development. However, other developments have been held up for the second access. He asked if the Council had a plan to have the second access.

Mayor Leonhardt explained the Hogan property, Nixon’s remaining property, the Checketts property require the second access. B Speth asked if the second access requirement was in writing. S Bankhead explained it has been written into the annexing ordinances for Vallievew and S Checketts.

The Council explained the Sherwood Drive is planned to be extended north. J Nixon explained the A Checketts property is planned to access Canyon Road. The Vallievew property will also be able to go to the south.

B Speth asked at what point on the north bench a second access road to the north would be required. B Speth suggested creating a special improvement district to create the roads before the

development comes. B Speth felt a surcharge could be created to build the access road to the north. B Speth explained money can be borrowed against funds in a special improvement district. S Checketts explained one property owner is not interested in having a road through his property at this time.

J Nixon explained there is only one block to get the second access, if a road is taken from Foxridge, past Von's Park to 400 East.

J Nixon explained the power line easement restrictions will be shown on the plat

Motion to approve with the stipulation the water be resolved before final plat and the correction on Lot 6 – S Checketts, second – D Johnson

Vote: Yea: S Checketts, D Johnson, R Liechty, V Saunders

Nay: S Gomm

Excused: None

Abstained: None

Note: At any time during the meeting, the City Council may vote to go into an executive session pursuant to Utah Code 52-4-5.

Motion to enter an executive session – V Saunders, second – R Liechty

All in favor.

V Saunders reported on the Water Company meeting. The board cannot be elected, except on even years. 400 East 300 North city repaired and billed. South end of main street. Agreement to pay for the pipe paid \$800. R Eck explained D Barnes sent the Water Co. a bill for \$3,000 for personnel costs and equipment. Bringhurst line.

V Saunders recommended an itemized response.

Blacksmith Fork company has flume that measures water from satellite. Spring Creek water would like to put in a remote devise to measure.

Motion to close the executive session – V Saunders, second – R Liechty,

All in favor.

Closed approximately 10:10

V Saunders thanked the council for the past 4 years.

Mayor Leonhardt stated there were times that went through Hell. However, meeting the people, working with the Planning Commission, and many other good things far outweighed the bad.

Mayor Leonhardt felt the City staff was a very good staff.

S Checketts reported he really appreciates the staff and council. From what little exposure he really appreciates it.

Motion to adjourn – V Saunders,

Meeting adjourned at 10:20 p.m.

Minutes taken and prepared by S Bankhead.

Alma H. Leonhardt, Mayor

Skarlet Bankhead, City Recorder