

MINUTES OF THE HELPER CITY COUNCIL MEETING
Thursday, July 1, 2010
6:00 p.m.
Helper Auditorium
Council Chambers
19 South Main
Helper, Utah 84526

ATTENDANCE:

Mayor Dean Armstrong

City Staff

Council Members:

Kirk Mascaro (Absent Excused)
Chris Pugliese
Robert Bradley
Gary Harwood
Brandon Wise (Absent Excused)

City Recorder Jona Skerl
Officer Dan Burke
City Attorney Gene Strate
Public Works Orlando Ochoa

Citizens: Jean Boyack, Marilou Knundmueller, David Dornan, Sunrise Engineering
Mark Huntsman , Kelly Gillins, Douglas Nielsen, Father Matthew Brozovic, Donald
Mortensen, Jinni Fontana, Michael Bryant, Grant Howell and John Serfustini.

The regular meeting of the Helper City Council was called to order by Mayor Armstrong
at 6:00.

APPROVAL OF MINUTES May 27 and June 3, 2010.

Council Member Bradley moved to approve the minutes of May 27 and June 3, 2010.
Council Member Harwood seconded the motion. Motion Carried. Pugliese, Bradley,
and Harwood voting yes.

PUBLIC HEARING ON ZONING ORDINANCES.

Council Member Bradley moved to open the public hearing at 6:02 p.m. to hear comments on the new zoning ordinances. Council Member Harwood seconded the motion. Motion Carried. Pugliese, Bradley, and Harwood voting yes.

Council Member Pugliese told the council that the Planning Commission's goal was to modernize and update the ordinances. Jean Boyack, Board Member, stated that the goal was to accommodate the residents with building on small lots and simplify the ordinances. Council Member Pugliese explained that Michael Bryant, Regional Planner Southeastern Utah Association of Local Governments, had a presentation on the revised ordinances. Attorney Strate reviewed the ordinances and stated the commission had done a great job on the revisions. Council Member Bradley asked how many members would be on the appeals board the Zoning Commission recommended. Ms. Boyack answered 3 members should be on the appeals board that would include the City Attorney. Council Member Bradley questioned Chapter 11 -3 page 23, City Council call-up within 15 days of final action on any decision, is 15 days time for a review, post and etc. City Recorder Skerl explained that this maybe state law on how many days the appeal must be heard in. Council Member Bradley also inquired about drainage and run off issues. Ms. Boyack explained that the city would have to go by state and federal regulations. Mr. Bryant briefed the council and public on the changes that will occur with the zoning ordinances. Resident Dave Dornan asked about the definition of a single family home, how many people can live in one home. Mr. Bryant explained that the zoning ordinances can not regulate the number of family members in one home. Nuisance Ordinances can help with regulating the population of one home.

Council Member Bradley moved to close the public hearing at 7:10 p.m. and approve Ordinance 2010-5 adopting amended zoning codes. Council Member Pugliese seconded the motion. Pugliese, Bradley, and Harwood voting yes. The Council roll call vote is as follows: Council Members Pugliese, Bradley and Harwood in favor with no one in opposition Ordinance 2010-5 passed by a unanimous roll call vote

DAVE DORNAN HELPER ART COUNCIL.

Mr. Dornan complemented the new museum addition and the art display during the Abe Lincoln Exhibit. Mr. Dornan suggested an advisory board that would help in acquiring and placing art within the city. Mr. Dornan felt that donations of art should have guidelines to follow and allow displaying in certain sections of the city. Mayor Armstrong stated that the city could use professional help in obtain public art and the placing of art. Mr. Doran told the council that the board would be 3 to 5 local artists. The board would help in getting continuity though out the city for example, the planters should be all one style. Mayor Armstrong stated we are not trying to acquire art pieces, but if there are any offered to us we will welcome some advice. Council Member Pugliese felt that everything dealing with the city should be brought before the council in a public meeting.

HELPER COMMUNITY DEVELOPMENT PRESENTATION.

Mayor Armstrong presented a plaque from the Helper Community Development Committee with all the names that had donated to the Helper Pool Project. Mayor Armstrong spoke about the history of the project that is now complete.

DISCUSSION AND/OR APPROVAL ON BLEACHER USE AGREEMENT WITH CARBON COUNTY.

This item was tabled.

DISCUSSION AND/OR APPROVAL ON RESOLUTION 2010-5 FEES FOR SPECIAL EVENTS.

This item will be rolled over to the next agenda.

DISCUSSION AND/OR APPROVAL ON RESOLUTION 2010-7 WASTE WATER MANAGEMENT PLAN.

Council Member Harwood explained that passing this resolution would help in getting grants for the waste water system.

Council Member Pugliese moved to adopt Resolution 2010-7 Waste Water Management Plan and authorize Council Member Harwood to fill out paperwork. Council Member Bradley seconded the motion. Pugliese, Bradley, and Harwood voting yes. The Council roll call vote is as follows: Council Members Pugliese, Bradley and Harwood in favor with no one in opposition Resolution 2010-7 passed by a unanimous roll call vote

DISCUSSION AND/OR APPROVAL ON WATER RATES.

Council Member Pugliese explained the new rates that he would like to propose to the council. Rural Water went through water usage on each customer account for a year and determined the rate change to bring Helper closer to State rates. Helper has one of the lowest water rates in the state and when going for a state or federal grant rates must be at least at a state average. The increase to a resident will be about \$9.00 per connection. There are 740 residents that use under 10 thousand gallons in the summer and in the winter water use goes way down. Winter rates are 10 thousand gallons for \$15.00 per month that will increase to \$19.25 for 5 thousand gallons. Summer rates will remain the same per thousand gallons with the increase of \$19.25 base charge. Mayor Armstrong explained that the water delivery system and storage tanks need to be maintained and Helper needs to show that they are working on getting the money to do that. Doug Nielson, Sunrise Engineering, if Helper's project is brought before the any funding sources Helper is a good candidate for grants with asbestos and lead pipes and the having a low gross income. The rate increase will help in getting grants and some repair and replacement projects completed. Mayor Armstrong suggested charging a fee for dormant connections, a fee for these connections will help with the problem of vacant homes. Mr. Nielson suggested a stand by fee that is very common because the connection must be maintained. Council Member Pugliese asked that the City Attorney draft a resolution for the new rates including and stand by fee.

DISCUSSION AND/OR APPROVAL ON ORDINANCE ENFORCEMENT

This item will be rolled over.

DISCUSSION AND /OR APPROVAL ON PARKING LICENSE FOR ARTS FESTIVAL.

Attorney Strate told the council that Wells Fargo asked to sign a contract for the Art Festival to use the parking lot for food vendors. Attorney Strate pointed out a few wording corrections in the contract that he will get changed.

Council Member Pugliese moved to allow the Mayor to sign the parking license agreement with the corrections. Council Member Bradley seconded the motion. Motion Carried. Pugliese, Bradley, and Harwood voting yes.

UNFINISHED BUSINESS:**RIO THEATER CONTRACT.**

Content schedule provision on productions will be added to the contract and Mayor Armstrong will sign once the contract is revised.

PUBLIC WORKS ORGANIZATION.

Nothing to report.

MOTION FOR EXECUTIVE SESSION.

No motion was made.

REPORTS FROM COUNCIL MEMBERS AND HEADS OF DEPARTMENT.

Public Works Director Ochoa reported that the Colton Well was running due to low water in the tanks.

City Recorder Skerl reported that the property tax increase will be coming up in August.

Mayor Armstrong reported for Council Member Wise that the Car Outlaw Show and the American Legion Tournament went well. Coaches told the Mayor that Helper was the best place to come and the field looked great.

Council Member Bradley reported that the pool is going well but, there was a power issue and a breaker was overloaded and there was food loss. Public Works has fixed the problem so that it would not happen again.

Council Member Pugliese reported that the Public Works Department stepped up for the Car Show and did a great job even though they were down three people. There are several engineering firms interested in the RFP that was in the paper.

Mayor Armstrong reported weeds need to be done on the sidewalks and roads. Fire hydrants need to be painted and the red on the curbs. Main Street needs to be cleaned up even if the council has to get out there and do it.

There being no further business Council Member Harwood moved to adjourn. Council Member Bradley seconded the motion. Motion Carried Pugliese, Bradley, and Harwood voting yes. Meeting adjourned.

I here by certify that the fore going represents a true, accurate, and complete record of the Helper City Council meeting held on Thursday, July 1, 2010.

Dean Armstrong
Mayor
Approved on August 5, 2010

Jona Skerl
City Recorder