

Mt. Pleasant City Council
MINUTES
June 14, 2011
7:30 P.M.
REGULAR MEETING

The Mt. Pleasant City Council held a regular meeting June 14, 2011 at 7:30 p.m. The meeting was held in the Council Chambers, 115 West Main, Mt. Pleasant, Utah.

1. Welcome
Monte welcomed everyone to the meeting.
2. Opening Ceremony/Pledge of Allegiance
Monte led the council in the pledge of allegiance.
3. Roll Call
Mayor Sandra Bigler excused, Justin Atkinson, Monte Bona acting as Mayor Pro Tem, Michael Hafen, Coleen Oltrogge, Reed Thomas. Recorder Woodard. Others present: Eric Probasco, Shannon Thomas, Kurt Parry, Shane Ward, Susan Oakley, Leah Woodard.
4. Approval of Agenda Items
Motion to approve the agenda as written: Coleen. Second: Mike.
Question on the Motion: All Aye
5. Approval of Minutes
Motion to approve the minutes for 5/24/2011: Reed.
Second: Coleen. Question on the Motion: All Aye.
6. Approval of Adjustments
Motion to approve the adjustments from May for \$840.27: Mike.
Second: Reed. Question on the Motion: All Aye
7. Approval of Claims & Requisitions
Reed asked about vender 302. Jon explained this was the plaque we got for Wasatch for their basketball victory this year.
Reed asked if \$526.76 will be enough candy. Justin says taffy ends up getting left on the ground every year. Coleen says she will get some otter pops this year, in addition to the candy.
Justin asks about vender 1173. Shane explains this was supplies for the fire department.
Monte points out vender 5002 is the lawn contract,
Motion to approve the claims for \$416,811.67: Coleen.
Second: Monte. Question on the Motion Roll Call Vote All Aye

8. Consideration of mosquito fogging.

Monte says he understands from talking to Ecolife they have already started fogging every Tuesday and Friday nights after 11. Kurt says he was not aware of this, but thinks it likely Matt may have authorized this. Kurt explains there are two bids here, one for \$22 a mile, and one for \$33 a mile. The less expensive stuff creates less odor, and has reduced citizen complains. Coleen suggests we use the more expensive spray. Kurt explains we need a newspaper article informing citizens the spraying is taking place. There was a suggestion we should spray every night for a period before the 4th of July. Kurt advises the snowplow route is about 100 miles, so spraying the whole town is not an insignificant cost. He will look into if they are spraying, and how much it costs, and report.

9. Consideration of fence for airport and city property up Powerplant Road by the Peterson property.

The \$3,347 is for a fence on the city property right above the surge pond. Monte says the Mayor met with a representative of the property owner and agreed to split the cost of the fence. Shane explains they wanted the city to fence in all of the pond area, and the city would not do this due to cost. Matt has been working on preparing the ground for the fence.

The \$12,554.75 is for a fence around the airport. The airport is not an FAA airport, it is regulated under the state. The state is requiring us to put in the fence for security reasons. Monte asks that Dave Fullmer, the airport manager, talk to the state and get a commitment on continuing aid to the runway, as the city cannot afford to maintain the runway over time, and there is concern that the city could be held liable if the runway was found to be the cause of an incident at the airport. Monte points out there are only 5 Mt. Pleasant citizens who regularly use the airport. Jon explains the city took money from the state previously for maintenance, and their were obligations in the contract we were not aware of. It is on this basis the state is requiring a fence. Monte also brings up the state contended the whole industrial park is airport property, even though Cramer Noble signed off on the plans for the runway maintenance despite the fact they were well aware of several industrial park buildings already being in place, and plans for further development. Ephraim is FAA approved, and Monte wonders if the state may decide to stop funding our little airport under the current state fiscal crunch.

Mike makes a motion to approve splitting the cost of the fence by the Peterson property, and to table the airport fence pending further findings.

Second Coleen. Question on the motion: All Aye.

10. Public Participation

Monte asked if anyone wanted to make public comment.

Shannon Thomas asks Coleen how her plans for building a walking path around the city is going. Coleen says they have been stalled by fiscal concerns. The city is working with Wasatch to develop a walking path between the arena and Wasatch Academy. Monte says there is a meeting with a Utah State University engineer tomorrow morning on the matter, and Shannon is invited to attend the meeting. Shannon comments 5th West is very dangerous for walking because there is not enough room for two cars

and a pedestrian. She says there are dogs in the area, but the police are quick to cite people when dog incidents are reported. She likes the city is dog friendly, and does not want us to be strict like larger cities.

11. Joseph Allred request for discount on utilities, as he is serving in Iraq.

Jon explains this is a request for discounted, or free utilities for those deployed in the military. Jon is concerned we are not bringing in enough money on utilities, and offering discounts is not a good direction to be going. Mike says Fillmore and some other towns offer free utilities to active duty military when the primary provider for a family is deployed. Rocky Mountain Power, and some other cities and towns offer discounts, or free utilities for those who are deployed, explains Kurt. He points out Rocky Mountain Power gets tax write offs for participating in such a program, and Mt. Pleasant would not as we are not taxed. The matter is tabled, and Jon is asked to look into the matter more to figure out financial impact and how other entities do such programs.

12. Resolution collecting 25 cents as authorized by county as part of collecting fees for fire district. Jon advised Sanpete authorized collecting \$3.00 for the fire assessment, and 25 cents of that was to stay with the city to cover postage and handling costs. Chess decided to forgo the 25 cents, and offer a discount to the Mt. Pleasant citizens. Considering the financial troubles of the city, this seems like low fruit. Shane says this would provide about \$500 a month to the city.

Motion to adopt Resolution 2011-9: Coleen. Second: Justin. Question on the Motion: All Aye.

13. An ordinance limiting irrigation water connections.

Jon explains this ordinance is designed to keep properties that are not currently connected to the irrigation system from connecting. It is to prevent there from being so many irrigation connections that the system does not have enough water to irrigate the houses already connected. Jon explains divided properties that had irrigation connections prior to the division may be connected within 12 months of the division. Otherwise, divided properties will lose the right to connect to the city.

Justin asks if properties that are by water lines will be able to connect to irrigation. Jon explains that properties that do not have an irrigation connection will not be able to get one after this even if they have irrigation pipes running through the property.

Mike explains this would prevent areas that have never been connected to the irrigation system, and have never been irrigated from being able to connect to the irrigation system. Mike is concerned the culinary system could be strained by people who use too much culinary water to irrigate because they cannot use irrigation. Jon says this would need to be handled in a separate ordinance addressing culinary water.

Motion to amend ordinance 2011-05: Mike.
Second: Justin. Question on the Motion All Aye

14. An ordinance vacating 200 S. between 200 and 300 W, and conveying the property to Wasatch Academy.

Monte explains this finalizes the previously passed motion to vacate the street by Wasatch, and to convey it to Wasatch. Monte reviews the ordinance to verify it addresses all of the concerns that were addressed in the original resolution.

Mike is concerned the ordinance does not lay out what would happen if the property were not turned in to a park within 3 years. Monte points out it would return to the city, and this does not need to be specifically stated in the ordinance.

The ordinance makes it clear all costs incurred on making the road into a park will be covered by Wasatch.

Coleen makes a motion to adopt Ordinance 2011-04.
Second: Reed. Question on the motion: All Aye.

15. Property owner shutoff valve policy for irrigation.

Monte raises the question of if we should require every property owner to put in a valve to shut off irrigation. Property owners would need to pay for it. Kurt and Shane both say this makes sense. It is not uncommon for the city to shut off several blocks of irrigation due to a leak on one property.

Justin and Kurt raise a concern that these valves may freeze through the winter and need to be replaced in the spring. Justin raises the possibility of requiring drains to be installed. Kurt says this would be expensive, as each drain costs over \$100. Kurt suggests we give people 24 hours to install a shutoff valve if there is a break on their property, and if they do not have one installed by then the city will install one at the property owner's expense.

Justin asks if we have an ordinance that addresses what on the irrigation system is city, and what is the property owner's responsibility. Jon and Monte say we do not. We would want the property owner to be responsible for everything from the valve forward, and everything before the valve to be the city's responsibility.

The matter is tabled for further consideration.

16. Work Schedule for Public Works.

Monte as Mayor Pro Tem reported the mayor is concerned about how well the 4-10 schedule is going for public works. She is having a hard time getting anyone to respond when the city needs a project done.

Justin asks why we went to the 4-10 schedule. Mike says power started it when they were working on Canyon Estates because it would take them so long to travel back and forth they had more effective working days when they could stay up 10 hours. Public works started it shortly thereafter.

Shane says the 4-10 schedule works well for power because they do big projects on Monday-Thursday, and then have the 1 person that is on on Fridays handle work orders and smaller projects.

Kurt says he has 2 guys on duty every weekday. He says it is tough to get all the work that needs to be done finished on an 8-hour day. The first and last hour go to set up and clean up on bigger projects. Kurt explains their current labor shortage is due to the water project. Things should start running better after the water project is done.

Justin asks why it takes 2 men to help Green Construction. Kurt says there is that much work. Monte comments Jones DeMille is getting \$2000 a week in liquidated damages, and he wonders why Mt. Pleasant is not seeing any liquidated damages

considering the costs the city is incurring from having 2 full time guys helping with an overdue project.

Monte says Jones DeMille says letting Cass go was a mistake. It is taking our guys too long to shut off valves. Kurt says many of the valves are broken, and this takes extra time. He agrees Cass knew how some of the shutoff valves by the water tank work that he does not know. There are no prints that show where all the water or irrigation lines are.

Monte and Justin say everyone needs to be cross-trained with other's jobs.

Green says all below groundwork should be done on the 24th of June. They have 1 crew doing 4 hydrants a day now, and that will increase to two crews, totaling 8 hydrants a day soon.

Monte says we should finish up with a \$60,000 contingency. We have had to allow extra comp time due to the water project. Justin comments it is strange for Jones DeMille to be getting liquidated damages.

Justin and Reed are asked to come back with a recommendation on the 4-10 work schedule.

17. Report on CIB funding for Water Tank.

Monte says we initially declined to do the water tank because we could not afford more debt. CIB offered a 30-year loan without interest. The first payment will not be due till 2016, after some of our other debts are paid off. We agreed to these terms.

Reed explains the water tank has not been worked on since 1978. Mike agrees we cannot refuse these terms.

18. There was no mayor's report.

19. Council Concerns

Monte: None.

Justin: He has noticed there may be some issues that need to be addressed on the streets George Johansen did last year for us. Johansen is out of business. He asks Jon to check into what the status of Johansen's business is, and to check with Jones DeMille find out on when the performance bond expires.

Reed: Deven is wondering what material we want used for the double chip seal. Monte comments when the budget figures for next year were put together, we had \$75,000 left over for roads, which is less than we had predicted. Monte says we should do public hearings to try and fund a road project through bonds. Monte says he has looked at neighboring towns, and they have better roads than us. Monte comments Justin is doing the best he can with what funds are available for roads.

Mike comments the school district is going to have a bond election for a new school. He suggests we should try to get our bond done before theirs, or we will not have much of a chance of passing our bond. Perhaps we should have our first public meeting on July 12 to get public input on a road bond.

Reed asks about the water. Kurt says it is being chlorinated and it is safe to drink. Some air is getting in the lines due to the water project.

Letters went out explaining the city failed a water quality test, but the water is safe to drink. Water sources that are not, and were not being used tested positive. We still do not know the source of the contamination. Our most recent tests show no contamination. Kurt wonders if the bad results may have been a lab error. All recent tests have shown no problems with the water.

Reed asks about the sidewalks. Monte says the repairs on State and Main are being done by the State. Reed comments the work looks good.

Mike: Nothing

Coleen: Coleen is working on the 4th of July activities, and asks for suggestions if anyone has any. The only new activity this year will be the tennis tournament. Fireworks will be Monday at dark.

Monte and Coleen are going to meet to try and divide up some of the efforts to prepare for the 4th.

20. Adjourn – 9:35.

Jon Woodard, Recorder