

**MINUTES OF THE
MEETING OF THE
TOWN COUNCIL OF
GARDEN CITY, UTAH**

The Garden City Town Council held their regularly scheduled meeting on November 10, 2011 at the Garden City Office, located at 69 N. Paradise Parkway, Bldg C. Mayor Spuhler opened the meeting at 5:00 p.m.

Council Members Present:

John Spuhler, Mayor
Brian House
Bess Huefner

Others Present:

Kathy Hislop
Kathy Anderson
Anita Weston
Travis Hobbs
Lance Bourne

ROLL CALL

Mayor Spuhler welcomed everyone to the meeting and asked for a roll call of the Council Members present; Mayor Spuhler, Council Member House, and Council Member Huefner.

Mayor Spuhler lead us in the Pledge of Allegiance and offered the prayer.

APPROVAL OF MINUTES

Minutes of the Town Council meeting held on October 13, 2011

Council Member Huefner made the motion to approve the minutes of October 13, 2011 meeting with the correction suggested by Council Member Huefner and made to said minutes. Council Member House seconded the motion. All in favor and the motion carried.

TOWN ENGINEER REPORT

Mr. Linford was not in attendance but he did send a written report which Mr. Hobbs will discuss the specific projects.

PUBLIC WORKS DEPARTMENT REPORT

Treatment Plant

Mr. Hobbs said that they are waiting on some parts for the treatment plant but we should have them in the next couple of days. Pall Co. should be here around the week of Thanksgiving to do some of the final fixes to the treatment plant. Hopefully the treatment plant should be on line soon after that. We are also still waiting on some pressure tests to be done to make sure that the treatment plant is running smoothly before it goes on line and to make sure we don't have any more problems. Mr. Hobbs will remind them that we need to get this done asap.

Mr. Hobbs said that Pall Corp. thought they would have the repairs on the treatment plant done by October 20, 2011, which would have been 8 weeks from the meeting. We want it done right but we really need to get it back on line. We just need to push them to get finished.

Water Model

Mr. Hobbs said that Mr. Linford is working on the water model which is going to be very important for us. Mayor Spuhler talked to Mr. Norm Mecham and he will be doing the water model for Shundahai.

The water model will be very important for us for future projections. Mr. Hobbs explained that putting the treatment plant online increased the pressure throughout town, which changed the information for the current water model.

The updated water model for the town will help future developments and the city as a whole. It will show all the pressure requirements, etc.

Elk Ridge Pumps

Mr. Kent Glen is finishing one of his projects and then he will start working on the new pumps for Elk's Ridge. Replacing those pumps will save us at least half on our pumping costs there. It will also give us a full tank, which will be ready to go at any time, it will be on a timer.

Mr. Glen will also work on a voltage reducer for the pool switches.

Payne Spring Project

Mr. Hobbs reported that they have been working on the Payne Spring system this week and they have found a few problems. There was a 2" pipe which was reduced down to a

4" line which was restricting our flow by half. At peak demands that is a huge problem. Mayor Spuhler said that it is good to be finding out the problems and getting them fixed.

Mr. Hobbs said that they are installing a vault for the Payne Spring meter. The vault was for a different project but wasn't used so we have had it in the yard for a while, so it won't cost anything. They are going to install a new meter and a new float control. This will allow them to keep better track of the flow.

Now they have done so much work on Payne Spring we are getting a much higher flow and it is a much better source.

The meters for Payne Spring will be installed at a place where they will be accessible all year. Mr. Wilson will install his meter along the Saddleback Road by the dumpsters and ours will be installed close to the spring. They will probably be another week on this project.

Sweetwater Connection

We have drafted an memorandum of understanding with Bear Lake Water Company for the connection to their system. We are just waiting for everyone to sign the document. This will be a spring project.

Frontend Loader

Mr. Hobbs explained that he is working to get ready for snow removal. He said that the cost has increased significantly to rent a frontend loader, it will cost us about \$4000 per month for a couple months. In the past it has been approximately \$1500 per month.

Mr. Hobbs said that he is going to try to work through a governmental lease to get a lower rate. He will continue to look and see what he can find.

GIS

Mr. Hobbs explained that we have started with JUB on the GIS system and they are doing a very good job, it looks like it is a great system. We have spent a lot of time and a lot of money for a system that hasn't worked in the past. We should be able to work through this and have a good product soon and a couple of our employees trained.

Pickleville Well

Mr. Hobbs said that we are going to look into what it will take to get the Pickleville well back on line. There is 3 phase power in the field close to the well that we can use for pumping. We are going to try to use one of the pumps that Mr. Kent Glen takes out of the Elk's Ridge pumphouse and use it on this well.

Mr. Linford is working on getting a cost to send a camera into the well so we know what is there, or we can re-drill the well. The camera will show us what is in the well and what we need to do to get it working.

Mr. Hobbs said that we have accomplished a lot lately and continue to work though projects that need to be finished.

Public works Standards Discussion and Approval

Mr. Hobbs went over the changes that he is proposing to the Public Works Standard Manual. He said that it is pretty simple, the changes were basically to specify the different sizes of water lines and meters. Also, all developers or commercial contractors will have to install a bulk meter if they want to keep the roads private to the subdivision.

Council Member House made the motion to make the changes to the Public Works Standards Book as presented. Council Member Huefner seconded the motion. All in favor and the motion carried.

Ordinance Discussion and Approval: Ordinance #11-14, an ordinance updating the water meter construction and installation requirements for any development or commercial use.

This ordinance makes the change in the ordinances that all subdivisions/developments or commercial uses wanting to maintain private access must provide a compound/bulk meter and comply with the specifications as outlined by the Garden City Public Works Standard Specifications and Drawings.

If a subdivision wants to have a private access and private roads they will have to provide a meter at the entrance to their development so we won't be responsible to take care of the water system within the subdivision, on private roads.

Council Member House made the motion to approve ordinance #11-14 with the proposed change as discussed by the Council Members. Council Member Huefner seconded the motion. All in favor and the motion carried.

Ordinance #11-15, an ordinance to add that developers must pave 100' past the existing residence rear property line.

Planning Commission Chairman Bourne explained the reason for this ordinance and that the Planning Commission is only requesting 100' past the rear property lines. They feel that 100' is reasonable.

Council Member Huefner made the motion to pass ordinance #11-15 with a few typographical corrections. Council Member House seconded the motion. All in favor and the motion carried.

Ordinance #11-16, an ordinance requiring homeowners notarized signature on building height agreement form and penalty for height above what is determined.

This is just a correction to the new ordinance.

Council Member House made the motion to pass ordinance # 11-16. Council Member Huefner seconded the motion. All in favor and the motion carried.

New Grading Schedule

We have drafted a new grading schedule for any and all projects done in Garden City. We need to make sure that we have a group of people that are involved in the project do the grading. We need to have multiple people and at least 1 Council Member do the grading so it is fair to all contractors.

Utility Locator

Mr. Hobbs asked if he could purchase a utility locator to help locate water lines, etc. This will help them find the infrastructure and will lessen the chances of hitting a line while they are digging. Mr. Lance Bourne said that Rocky Mountain Power just upgraded their utility locators so he will look to see if they have any that the city can purchase.

Rocky Mountain Power Franchise Agreement

Mayor Spuhler said that our franchise agreement with Rocky Mountain Power will expire March of 2012. He has the agreement and will work through the process to get the agreement back in place before it expires.

BUILDING INSPECTOR REPORT

Mr. George Peart is not in attendance at this meeting. He will provide a report next month for the Council Members.

BUILDING ENFORCEMENT REPORT

Mr. Jon Nichol is not in attendance at this meeting. He will provide a report next month for the Council Members.

Mayor Spuhler said that he has asked Mr. Stokes to work on the ordinances and make sure they are enforceable. He will do this during the winter.

REVIEW OF A PROPOSAL FOR A NEW CONFERENCE TABLE, Mr. Mike Schiess

Mr. Schiess presented his plans for a new table to replace the table that is broken and very unstable. The Council Members said that the plans look very good and asked Mr. Schiess to come back with a cost for the table so they can make a decision.

ELKS RIDGE SUBDIVISION DISCUSSION

The Council Members discussed the completion for Elk's Ridge Subdivision. Mayor Spuhler explained that about 5 years ago we agreed to pay TBP \$60,000 for completion of the roads and water system in Elk's Ridge. The roads were completed at that time and we allowed the bond to laps. Mayor Spuhler said that they were completed but no maintenance or repair has been done with the roads since then. It was not our responsibility to maintain those roads after they were completed and approved. We can't give building permits to that subdivision until the roads have been fixed.

Mayor Spuhler said that we need to have Mr. Linford and Mr. Hobbs look at the water system and figure out what the cost will be to finish and repair the water system.

Mayor Spuhler said that we should work with the lot owners there because it is in our best interest for them to build a home there. Mr. Hobbs said that we can compare this to other subdivisions in town like Bridgerland Village. They assess each lot owner or homeowner a fee every year to maintain those roads. They are not maintained through the town coffers, the subdivision is responsible to maintain them the same as Elk's Ridge is responsible to maintain their roads. At a point in the past those roads were driveable.

Mayor Spuhler said that we just need to figure out what the costs are going to be and then look at impact fees. We need to get these numbers to the homeowners and let them know that we have done our part in the past and we will fix what is our responsibility.

Mr. Hobbs said that it is extremely important to get the property where the water tank is and also where the pump house is, we need to get it deeded to us because it is critical infrastructure for our system.

Mayor Spuhler said that we need to look at this problem in pieces and work on the issues.

The roads are subdivision issues and not our issues. Lochwood is going to be in the same situation if they don't do something about their roads soon.

MISCELLANEOUS ITEMS

Land Swap Discussion

Mayor Spuhler said that the attorney explained that it is not an easy or suggested solution to trade property with a private property owner. There are a lot of concerns with giving

up property, which everyone in town has an interest in. We will need to check into a deal with Mr. & Mrs. Sprouse for the property or if at the very least we will have to do eminent domain.

Re-appoint Planning Commission Members for a new term, Jennifer Huefner and Chuck Stocking

Council Member House made the motion to re-appoint Jennifer Huefner and Chuck Stocking for a new term for the Planning Commission meeting. Council Member Huefner seconded the motion. All in favor and the motion carried.

Discussion regarding installation of a window slider at the Garden City Office

Council Member Huefner said that she has looked into having a window slider installed for the city office, which will help keep the cold air out of the office. The insulation of window slider will cost between \$300 - \$400. The Council agreed to allow the slider at a cost of \$300-\$400.

Discussion regarding a cost estimate for the bldg. connections between building B & C.

Council Member Huefner said that originally when we moved to this building a connection between the two buildings was drawn up. The Council discussed the connection but determined that we need to wait on this for now. We can get an idea of the cost for a future discussion.

Schedule Election Canvass

The Council agreed to have the canvass on Monday, November 21, 2011 at 9:30 a.m.

Discussion Regarding a Rate Change for Idaho Water Users

Mayor Spuhler said that we can't discriminate on our water rates just based on location. We can determine that it costs more to service the Idaho water users and then we can charge them a higher rate.

We will look into what we need to do for these users and what the best option is.

We are also going to look into annexing all the property between the town border and the Idaho border, which will include the marina and Camp Hunt.

Approval for Authorized Monthly Payments to Rural Development

This approval would allow Rural Development to have an automatic payment withdrawn from our bank account.

Council Member House made the motion to authorize to the automatic monthly payments to Rural Development. Council Member Huefner seconded the motion. All in favor and the motion carried.

Insurance Discussion

Mayor Spuhler has checked into health insurance for employees or Council Members, for anyone who works more than 20 hours per week. We will continue to check on this and see if it will be an option for us and the employees.

Bear Lake Monster

Mr. Brian Hirschi called and asked permission to move his boat on Mr. Webbs property by the Bear Lake Store. The Council agreed that if we allow it the boat will never be moved so we won't allow him to move it there.

Also, the sheds that are still on that property need to be moved. Council Member Huefner will contact the owner of the sheds to have them moved.

COUNCIL MEMBER REPORTS

Council Member Huefner said she is still working on the Tiger Grant, and we are hoping to hear on that soon.

PAYMENT VOUCHERS

The Council discussed the bill from Staker & Parsons Construction Company, and if the project is finished we can pay this bill. Mr. Hobbs said that UDOT has not approved the project completion yet because we need to have the drain finished.

Mr. Hobbs said that we need to have a closing meeting on the turn lane. We need to have all the costs written out so we know what the final costs were and then each entity needs to pay a 3rd, equally. We need to contact Mr. Kelly Barrett from UDOT.

Council Member House made the motion to approve the payment vouchers. Council Member Huefner seconded the motion. All in favor and the motion carried.

ADJOURNMENT

There being no further business to discuss Council Member House made the motion to close the meeting at 7:30 p.m. Council Member Huefner seconded the motion. All in favor and the motion carried.

Approved:

Attest:

John Spuhler, Mayor

Kathy Hislop, Town Clerk