

Mayor Lawrence Flitton
Council Members:
Michelle Roberts Gordon Cutler
Jerry Smith Greg Johnson

Planning Commission Members:
Chairman Tim Petty
Todd Burton Scott Dixon
Glenn Woolsev Robert Guillen

UINTAH CITY
UINTAH CITY COUNCIL &
UINTAH PLANNING COMMISSION
WORK SESSION MEETING
Tuesday, October 4, 2016
6:00 PM



2191 East 6550 South – Utaah, Utah 84405

(801) 479-4130 Fax: (801) 476-7269

Meeting Minutes

Meeting Called to Order by Mayor Lawrence Flitton at 6:00 p.m.

Pledge of Allegiance led by Lawrence Flitton.

Attendees: Lawrence Flitton, Michelle Roberts, Jerry Smith, Greg Johnson, Gordon Cutler, Robert Guillen, Todd Burton, Darinda Wardell, Crystal Western, Nate Hadley, Matt Hartvigsen, Beth Holbrook, David McInnes, Blake Parrish, Richard Jex, and Lynn Rindlisbacher.

Agenda Items:

1. Discussion on Utaah Springs Pack Media System *(recording: 00:00:47)

- Kim Rindlisbacher with Scenic Development addressed the council. He explained that they had different tests done on the property at Utaah Springs Business Park. After reviewing the results of the tests, the Weber-Morgan Health Department suggested they use a Pack Media System. This is the only type of system approved by the Weber-Morgan Health Department for use in this area.
- Kim explained that he spoke with Richard Jex's company, and he was taken to see the system at Snow Crest Jr. High in Eden. He said he was shown their systems, the location as well as some of the features and functions. He said he concluded that the system takes up very little space, there was no bad smell, and it was aesthetically pleasing.
- Kim stated that Richard Jex maintains the system, but does not install them.
- Kim said Richard Jex has assured him that the system is low maintenance.
 - For the first 3 years the system will be under warranty.
 - Maintenance over the first 10 years should be about \$10,000.00 at the most.
 - They intend to have extra funds built up for maintenance and emergencies.
 - They intend to have extra parts on hand as well.
- Kim explained that the system partially utilizes the sewer system. This is a bandaid that is intended to serve its purpose until a time in the future when the City switches to sewer.
- Kim said that Chad Meyerhoffer spoke with Nate Hadley of Utaah Public Works and told him he recommends the system.
- Blake Parrish, also with Scenic Development, addressed the Council.
- He reiterated that the system is considered low-maintenance.
- Blake explained that because this system is going in a commercial business park they are being required to have a Body of Politic standing behind it.
- Blake passed out a draft of the proposed agreement which lists the City as the Body of Politic. He asked the Mayor and Council to look it over and show it to the City Attorney.
- Blake stated that under Utah State Law their company cannot serve as the sponsor.
- Blake said that the Owner's Association the businesses will form will be responsible for maintenance, not the sponsor who serves as Body of Politic.
 - They will assume all responsibility for maintenance.
 - They will set up a reserve fund to be held in escrow for the City to access in the event they need to step in as the Body of Politic.
- These plans would all need to be approved on the City, County, and State levels before the system goes live. They would then use the system until the City allows connection to the sewer, after which the septic system and the leech field would all be removed.

- Lawrence asked who inspects the system.
 - Blake answered that he thinks that would be Richard Jex
 - Inspections are required twice annually by the State
 - Mr. Jex plans to come quarterly
- Lawrence asked who regulates Mr. Jex.
 - Blake answered that it would be the business owners in the business park
- Darinda brought up the fact that at the last meeting Matt Hartvigsen said the City would be responsible for maintaining the sewer line, man hole, etc. if they are put into use.
 - Matt said that this should be addressed in the agreement
 - Blake stated that the agreement can be drafted however the City would like.
- There was much discussion about the sewer line being used. The lines from the buildings to the septic tank would be the City's responsibility. There was discussion about whether or not a City employee would need to be trained and certified in sewer maintenance in order for the City to allow this system to partially utilize the sewer. There was conflicting information as to whether Uintah Public Works would be required take on the responsibility.
 - Richard Jex explained that there are multiple options as to who can do this. It can be a City Public Works employee, Mr. Jex, or a private contractor. He said that whoever the City decides to go with needs to be certified to Level 3 classification certified by the State.
- Scenic development reiterated that it is a simple system. They said traditional maintenance on a system is required daily, but this system is about every 6 months. It can be done in approximately 2 hours.
 - They are planning to service the system quarterly.
 - They suggested contracting maintenance out to Mr. Jex.
- Richard Jex, approached the Council. He explained that the Pack Bed Media System is a septic / full-treatment system hybrid. They are used in very porous soils, like what was found during testing in the Uintah Springs Business Park.
- Richard went on in detail what the system is, and how this type of system works. It is a small scale independent remote treatment center which treats down to full-scale requirements. He gave examples of additional locations which utilize this type of system. He reiterated that the system is low maintenance.
- Lawrence asked if the restaurants that are planned for the area would require more maintenance than usual on the system.
 - Richard answered no. The system is completely sealed with lids, ventilation, and carbon filters; all odors are removed and the carbon is replaceable after 3-5 years. It is described as sometimes having a "musty" smell, only when the lids are open.
- Lawrence asked how the filters are disposed of.
 - Richard responded that it is not a traditional type of filter. They are maintained by controlling excess growth and cleaning cartridges. The entire media is removable in an extreme situation. If it is removed it can be bagged and sent to the landfill, the material is not hazardous. In 12 years he's only seen 2 or 3 entirely replaced.
- Richard explained that during inspections if samples come back outside of limits, then they resample. If the resample is good, they leave it; if it is still high, the problem is resolved, then every 2 weeks will be resampled until the system is back in compliance.
- Lawrence asked how proactive the State is in requiring tests and servicing.
 - Richard answered that it is required by State rule.
- Greg says with the efficiency and low maintenance it sounds like a good system to him.
- Robert asked if all the monitoring is done manually or if there are any automated controls.
 - Richard said testing is manual, but the onsite telemetry is automated. It will notify of deviations and mechanical failures. It has internal monitoring and is self-adjusting.
- Robert asked what protocols are in place to keep the river safe in the event of an emergency.
 - Richard said that it is a totally sealed isolated system. He said similar systems like this were not damaged or contaminated during Hurricane Katrina.

- Robert asked if they'd be open to testing and monitoring the system more often due to its close proximity to the river.
 - Richard said it would be up to the development, but he didn't see harm in that.
 - He explained that it costs about \$30 per parameter that is analyzed, this would equal \$100-\$150 per maintenance event.
 - He said that the State only requires every 6 months, he planned on doing it quarterly, but that the City's requirements for testing beyond that can be outlined however they want in the contract.
- Matt Hartvigsen said that the agreement needs to make the area an easement and dedicate the area.
 - Richard agreed it should be made an easement.
 - Blake stated that they hope the system is temporary and that when it is no longer needed they can reclaim their property.
- Jerry asked who makes the decision to pump the system.
 - Richard answered that during testing and inspection if it is found that a pump is needed they would request it; reserve money should be set aside to cover the cost.
- Jerry asked how they estimate the field size and septic tank size needed, since they don't yet know who the tenants will be.
 - Richard said they come up with a design flow that is conservative based on typical use.
 - Richard said it depends on the types of businesses coming in, their size, their type, anticipated number of fuel pumps and restrooms; they then make a comparison to other business parks.
 - It is a modular system and parts can easily be added in the future to expand the size if needed.
- Michelle asked what the next required step is. Lawrence said that at this time they need to send the draft agreement off to the City Attorney. The City needs to decide who will serve as the Body of Politic, what responsibilities that would entail, and who they want contracted to perform the maintenance.
- Lawrence said his main interest was who makes sure that these required inspections are completed.
 - Scenic Development would have a vested interest in making sure they got done.
 - Richard said that the State is very proactive in pushing these inspections.
- Lawrence asked how loose the term is "Body of Politic", and does it have to be a government entity.
 - Richard said it is used loosely, however it is preferred that it is a government entity with money collecting capabilities.
- Darinda informed the Mayor and Council that Michela Gladwell with Weber County has reached out with the City and left her information, and the county is in favor of this plan.
- Lawrence asked that a digital copy of the agreement be e-mailed to uintahcity@uintahcity.com so that it may be forwarded to the City Attorney for review.

2. Meeting adjourned *(recording: 00:47:02)

- Michelle Roberts made a motion to adjourn the Work Session for October 4th, 2016.
- Seconded by Gordon Cutler.
- All in favor, motion passed.

APPROVED by the City Council this 18 day of October, 2016.



 DARINDA K. WARDELL, City Recorder