

Mt. Pleasant City Council
MINUTES
February 10, 2015
7:30 p.m.
REGULAR MEETING

The Mt. Pleasant City Council held a special meeting February 10, 2015 at 7:30 p.m.
The meeting was held in Council Chambers, 115 West Main, Mt. Pleasant, Utah

1. Welcome

Mayor David H. Blackham

2. Opening Ceremony

Chaplain Dennis Slack

Pledge of Allegiance.

Prayer: Dr. Adam Handy

3. Roll call:

Kevin Stallings, Jeff McDonald, David H. Blackham, Ann Deuel, Justin Atkinson. Monte Bona, and Recorder, Jane Banks. Others in attendance: Treasurer Dave Oxman, Geniel McDonald, Kendall Smith, Jacob Sparks, Shane Ward, Kurt Kelso, Ron & Claudia Bennion, Robert & Sheila Staker, Jon Schuhmann, Gus Kelly Behr, Adam Handy, Mel Handy, RJ Anderson, Benjamin Palmer, Wanda Terry, Sam Draper, Dennis W. Slack.

4. Approval of Agenda Items.

Jeff McDonald made a motion to approve the agenda for February 10, 2015 as written.

2nd: Ann Deuel. All: Aye Motion carried.

5. Approval of Minutes.

Minutes were discussed and approved separately. Councilmember Jeff McDonald had issues with the January 26 Public Hearing minutes and the January 26 Special Meeting minutes. After a lengthy discussion Recorder Jane Banks agreed to make some additions and present them at the next council meeting. A motion was made to have the minutes revised by Jeff McDonald.

2nd: Kevin Stallings All: Aye Motion carried.

Motion to approve the minutes from January 13, 2015 regular council meeting with a correction to Requisition #8 to add the amount of \$2, was made by Monte Bona.

2nd Ann Deuel All: Aye Motion carried.

Motion to approve and combine the minutes from the January 26, 2015 Public Hearing for the CDBG grant held at 1:00 p.m.; the January 26, 2015 Public Hearing for the CIB funding for the recreational splashpad at 1:15 p.m.; and the January 27, 2015 regular 1:00 p.m. meeting was made by Monte Bona 2nd Justin Atkinson. All: Aye

Motion carried.

6. Adjustments

Justin Atkinson made a motion to accept the adjustments from 1-01-2015 to 1-31-2015 in the amount of \$237.60. 2nd: Jeff McDonald

Roll call: Kevin Stallings – yes; Jeff McDonald – yes; Ann Deuel - yes; Justin Atkinson – yes; Monte Bona – yes. Motion carried.

7. Approval of Claims and Requisitions:

A few questions were asked about the claims. The questions were answered and a motion was made.

Motion to approve the claims was made by Jeff McDonald to approve the claims and requisitions dated 1-24-2015 to 2-5-2015 in the amount of \$310,713.00.
2nd Justin Atkinson.

Roll call: Kevin Stallings-yes; Jeff McDonald-yes; Ann Deuel-yes; Justin Atkinson-yes; Monte Bona- yes. Motion carried.

Requisition #020620150803 for an inline tool crimper and cutter in the amount of \$2400.00
From Codale Electric Supply

Motion was made by Justin Atkinson to approve the requisition for an inline tool crimper and cutter amount of \$2,400. 2nd: Jeff McDonald

Roll call: Kevin Stallings-yes; Jeff McDonald-yes; Ann Deuel-yes; Justin Atkinson-yes; Monte Bona-yes. Motion carried.

Requisition #020520151125 for Power Department Hot Stick Trailer in the amount of \$16,595.

Mayor Blackham told Jeff McDonald how much he appreciated Jeff getting such a good deal on the trailer for the Power Department. The trailer was ordered from Carson Trailers out of California and the check is to go to them directly.

A motion was made by Justin Atkinson to approve the requisition for the Power Department Hot Stick Trailer in the amount of \$16,595. 2nd: Ann Deuel

Roll call: Kevin Stallings-yes; Jeff McDonald-yes; Ann Deuel-yes; Justin Atkinson-yes; Monte Bona- yes. Motion carried.

8. Public Participation – none at this time.

9. Proposal for Mt. Pleasant Senior Citizen Donation presented by Jon Schuhmann.

Jon Schuhmann, President of the Senior Citizen Community Center presented to the City Council a proposal for a donation to help keep the Center operating. He was asking the City for a donation of \$5,000. He explained that the Senior Citizens group is a 501C3 organization and they have expenses to keep the building and grounds in good operating condition.

Mayor Blackham asked how much the expenses for the power and the gas was for a year. Mr. Schuhmann replied that the power was about \$2,600 and the gas was approximately \$2,800 per year. He also indicated that the building and grounds maintenance was about \$8,341 per year.

Mayor Blackham proposed to the Council that the City absorb the cost of the power and gas bills of the Senior Citizen Community Center. The amount would be just over the \$5,000 donation that was asked for.

A motion was made by Monte Bona in lieu of a donation that the City will absorb the city utility bill and gas bill for the Senior Citizen Community Center. 2nd: Jeff McDonald

All: Aye. Motion carried.

10. Sewer System Concerns

Public Works Director, Sam Draper presented to the Council his findings on the sewer system and the costs to repair and replace some of the pipes. The clay pipes that we have are 30 years old. A few weeks ago we had a sewer backup and upon inspection of the pipes we found grease and roots were creating the clog. We cleaned the area in question and found that every 4 feet where the clay pipes connect to each other the roots had come through. We also found that some areas in the pipe were crushed causing a diminished flow of the sewer water. He reported that it was approximately 350 feet of clay pipe that is involved. He found the costs for a type of new pipe called a bursting pipe that could be put into the old pipe and then burst the old pipe. The cost was approximately \$60,000 for 350 feet. He also looked at the price if we replaced the pipe with 6" PVC for 350 feet would be \$756 for the pipe. The area that is included is 1st South to 2nd South. He also spoke about the city putting together an ordinance for businesses to have a grease trap in place. The pipe is 9 to 10 feet deep and we would use the track hoe to dig it up and replace it. He explained that this area is on a high priority schedule and clean out.

Kevin Stallings asked if we did it ourselves rather than using the bursting pipe wouldn't we be better off. It was explained that we would still have the cost of the digging up and repair of the road.

Mayor Blackham explained that we have an aging infrastructure and wanted to let the council know what we are up against.

Sam Draper then explained that the maintenance budget for material and supplies for our sewer system was about \$8,000. Justin Atkinson asked about how many feet we have of this clay pipe. It was answered that we have 4 to 5 blocks of the clay pipe. He told the council that we have 28.5 miles of sewer pipe and 574 manholes. He explained that manholes cost \$4500 each to replace.

Mayor Blackham then presented the fact that we need to do a rate adjust for the sewer. He had Sam to give us an overview of the system and when the last rate adjustment was done and where we stand with our sewer.

Sam Draper explained that when the rest of the system went in, it was in the early 80's and we are in a similar situation with our irrigation. The other problem we have is with our insurance company. They expect us to inspect the manholes and clean the sewer system. If it isn't done our rates go up. Part of our problem is a lack of maintenance over the last 15 years. He continued we have been hitting hard to get the system cleaned and inspected and up to par but to keep that system up and going for \$8,000 per year is tough. Monte Bona asked if he was looking to increase the sewer budget for the upcoming year and what Sam would recommend. Sam would like to do some comparisons to see what other communities around us have done. He noted that an increase had not been done since the early 90's.

Mayor Blackham would like to have the Enterprise Funds for each of these areas be able to be supported without borrowing anything from another fund.

Mayor Blackham also would like to have an ordinance in place that residents within 300 feet of a sewer connection. He wanted Sam to explain the situation that we have found with regard to the sewer connections. It was explained that we have a number of people in town that are still on septic systems when they have the sewer main within 300 feet of their home and could be hooked up to the sewer system. There are people that are coming into the offices because they are paying for sewer and have septic systems. Sam did some research and when the system was put in during the 80's the people were supposed to hook on but some fought it and the city didn't want to get into a fight so they didn't enforce it. However, the city did say the people would still have to pay for the sewer because it had to be put in place. Now, these new people have bought the places and because they are paying this sewer bill they want the city to pay for them to hook on to it.

The State doesn't mandate the law that people hook onto the sewer within 300 feet but they do mandate that cities have that option to do that mandate. The State is encouraging cities to put that ordinance in place. There are a lot of health concerns with having septic systems within the city limits.

Monte Bona reiterated that what they are asking for are two ordinances to be drafted; one on grease traps and the other on connections. The answer was in the affirmative.

There was some discussion on hooking into the sewer. There is also a concern about those who do not have the ability to pay for it. Mayor Blackham wanted the council to think about these issues and come up with some possible solutions.

The council discussed the annexation sewer main extension out at the Kelso, Brotherson and McKay properties. Sam Draper discussed that originally they were going to tie into an existing manhole just north of Dr. Olsen. It is about 10'1" there and we wanted to do an easement through McKay's property across the front and attach all of the houses there. The problem is that by the time we got to Rich Brotherson's home we would be about 2 feet out of the ground with the sewer pipe. The second option was to bore under the highway which will cost about \$180,000. The third option is to come up the backside of McKay's home and catch those homes and some new homes that are coming in the future. The cost estimate on that is \$40,000 to \$50,000. We would not be able to catch Tony Kelso unless we put in a lift station. Justin Atkinson asked about a lift station on a forced main. Justin Atkinson explained about the lift station on a forced main that it wouldn't have to be an 8 inch main. Justin said he would look into the municipal size lift station. The sewer impact fees are at \$32,000 which is not enough to cover the whole thing. There was some further discussion. It was understood that Sam Draper was to proceed with phase 1.

11. Follow-up on Airport Negotiations and Disposition

Mayor Blackham presented a letter that was drafted by the airport manager to Pat Morley of the Utah Division of Aeronautics, UDOT about not accepting the money and thanking them for their past financial support. It was further explained that Rod Smith of Green Polka Dot Box and Sam Stewart would like the infrastructure of the 68 acres airport funded for expansion and all the services out there and when that is done they would like to buy the airport runway for a dollar. Mayor Blackham continued that under the circumstances that is not a viable option for our airport.

Monte Bona stated that they would only be interested if it became Phase III of the Airport Industrial Park project. We have mapped it out. We would get letters of intent and then go to the Economic Development Agency (EDA) and try to get the funding for the project. We will have to sell the lots at the current market value. Then, they came back with another alternative which was buy the asphalt strip for a dollar and then they would come back later on with how they would develop the remaining 68 acres. They said that the city would not have to worry about the infrastructure. In any event they want it to be a private airport and would not want the public to use it.

Mayor Blackham addressed the question of when will the State close the airport. The answer is that it is unknown. He checked with the City's insurer and they said when the State closes the airport down the coverage will go away but until that time we are covered there.

Mayor Blackham talked about the underground transmission lines and referred to Power Superintendent, Shane Ward who gave a good explanation of how the underground transmission line dissipation. He looked at the comparison for underground and overhead costs. It was not cost effective to do it underground. All the parts for underground transmission is made over in Europe. It would cost more to dig it up and wait to repair it.

Mayor Blackham asked for a vote of confirmation to send the letter to the State.

Jeff McDonald respectfully disagrees that we should close the airport. We should try to sell it even if it goes it private. I think we still more options. We also indicated that perhaps the National Guard will come and help fix it. He believes that we have more benefit to keep it open. He continued that the money that has been put into the airport is all taxpayer money and that was sickening to him. We have had lots of festivities out there. We shouldn't just close it. Jeff McDonald had even called Pat Morley and Matt Swapp about closing the airport and they didn't want to close it. They wanted the City to move forward with the repairs and take care of the encroachments. He felt that we should try harder to find a way to keep it open and not just close it down.

Mayor Blackham explained that we don't have the money to maintain the airport.

Justin Atkinson spoke up and said that even if we took the money and did some repairs to keep the airport up to standard, we are on the hook to keep it up for the next 10 years and we don't have the money for the continued repairs.

Dave Fullmer was asked if he had a different opinion about what to do with the airport. He said his opinion hasn't changed.

Mayor called for a motion for a vote of support.

Shane Ward suggested that we relocate the substation. I want to keep our options open but we are running out of time as where to we are going to put the substation.

Monte Bona said that if the city is going to keep the airport open then we should take the money.

Kevin Stalling spoke up and said that we should not take the money, put the property up for sale and sell it and the buyer can keep it as a private airport.

Shane also said that the people in the Industrial Park don't want the substation there. We can relocate the substation further to the north and west.

It was decided not to send the letter but call and tell the State to send the money to Moab. We will maintain the status quo until such time as the State tells us to close the airport or it is sold as a private airport. We will sell the property.

12. Mayor's Report

No report at this time.

13. Adjourn – 9:45 PM

Jane Banks, Recorder