

Mt. Pleasant City Council
MINUTES
September 27, 2016
4:00 p.m.
REGULAR MEETING

The Mt. Pleasant City Council held a regular meeting September 27, 2016 at 4:00 p.m. The meeting was held in Council Chambers, 115 West Main Street, Mt. Pleasant, Utah

1. Welcome:

David H. Blackham, Mayor

2. Roll call:

Justin Atkinson, Kevin Stallings, Dan Anderson, Mayor David H. Blackham, Heidi Kelso, Keith Collier, and Jane Banks, Recorder. Others in attendance: Dave Oxman, treasurer, Shane Ward, Kelly Gillins, James Tilson, Monty Banks, Robert Worley, Jeff and Angie Parish.

3. Approval of Agenda Items:

Dan Anderson made a motion to approve the agenda of September 27, 2016 as written.
2nd: Heidi Kelso. All: Aye Motion carried.

4. Approval of Claims and Requisitions:

There was a brief discussion about the claims. Dan Anderson made mention that there were changes made to the register. It was again told to him that it was so we could get a discount on the bills. The payoff for Christensen Bros for the street project was discussed. Dan Anderson asked about Hamilton Association. It was explained that was meters for homes. Mayor Blackham commented that he would like to see the percent that we pay on the UAMPS bill. Dan Anderson asked about the Pleasant Creek Irrigation payment.

Heidi Kelso made a motion to approve the claims from 9/10/2016 to 9/27/2016 in the amount of \$826,420.69. 2nd: Justin Atkinson.

Roll call: Justin Atkinson – yes; Kevin Stallings - yes; Dan Anderson – yes; Heidi Kelso - yes; Keith Collier – yes. Motion carried

Mt. Pleasant City Power Department Requisition #092120160647 from Intermountain Consumer Professional Engineers, Inc. for mapping the power system in the amount of \$41,120.00.

Justin Atkinson declared a conflict of interest because he works for Sunrise Engineering.

Shane Ward presented the Requisition #092120160647 from Intermountain Consumer Professional Engineers, Inc. He explained that the mapping of the system was in the five year strategic road map plan, however, it was moved up because of the ongoing issue with Rocky Mountain Power. He stated that every power system needs to be evaluated according to Utah Code 10-7-15 if you are considering selling your system. Mapping the system is part of the evaluation. Shane explained that he had gotten bids from other companies and this was the best one. ICPE has worked out a deal with UAMPS to give a price break to all UAMPS affiliates. The mapping is half of the process and the assessment is the other portion which is going to cost approximately \$30,000 for the power system evaluation. We didn't have accurate maps. Our maps are PDF and they need mapping that is GPS pole to pole because that is the most accurate.

Shane introduced Kelly Gillins from Sunrise Engineering to present the power point on the mapping program. Kelly Gillins explained that Sunrise Engineering had been contracted by IPCE to do the mapping portion of the entire evaluation of the power system. He said they want to know the height, condition, and what is on our poles. All of that information is value and the system will help us identify all of those specifics for the evaluation.

Kelly showed the council a power point presentation showing what the program can do for the city. He explained that a license for this GPS program would be \$600 per year per license and that to have additional cloud space is approximately \$1500 per year. The program will give you a hard copy of the map and a DVD or thumb-drive.

The council discussed the matter and had their questions answered sufficiently to make a motion.

Dan Anderson made a motion to approve the Power Department Requisition #092120160647 from Intermountain Consumer Professional Engineers, Inc. for mapping the power system in the amount of \$41,120.00. 2nd: Keith Collier

Roll call: Justin Atkinson – abstained; Kevin Stallings - yes; Dan Anderson – yes; Heidi Kelso - yes; Keith Collier – yes. Motion carried

5. Power Department Discussion/Action Disconnect Policy

Shane Ward explained that we are having a lot of trouble with our seasonal residents at Skyline Mountain wanting their power shut off for the winter. We need to discuss what the shut off and disconnect actually mean for the city. We do not have a disconnect policy in place. He continued that we need something in place for these types of situations.

Shane Ward told the council that Dave Oxman has taken this over for him. He turned the time over to Dave Oxman to explain it. Dave explained that he had put together a resolution and presented the council with the proposed resolution and the old policy that is in place. He continued that it would be \$50 at the point of call to disconnect and \$50.00 to reconnect for a total of \$100. Mayor Blackham said he liked this except that the discussion that Shane

and he had discussed are not included. He felt like it wasn't sufficient to cover the cost. The \$20 base fee is to manage and maintain the system not the usage. The mayor indicated that they should still pay the \$20 a month unless they want us to pull the transformer off and then pay a fee to have it reinstalled for whomever wants it turned back on. The fee would be approximately \$600. We need to treat everybody the same.

Shane Ward replied that he agreed. They should pay the \$20 base fee whether they are using power or not to help maintain the system.

Justin Atkinson said he was confused. He asked would they still pay the \$20 and the \$50 to disconnect and \$50 to reconnect.

Kevin Stallings spoke and said the reason we put the base fee on the electric bill in the first place was to help maintain the system.

Shane Ward stated he believes we need a clear explanation.

Kevin Stallings wanted to know if we are making it clear to the people that call in, that they will still be paying the \$20 even if it is turned off.

Mayor Blackham stated that they calculate it will cost them \$20 a month for however long and it is cheaper to do the reconnect fee of \$40 than 6 months of \$20 per month. We are trying to estimate the cost to make it more cost effective to pay the \$20 per month as opposed to turning it off and on for the season. That is what we are trying to estimate and accomplish.

Dan Anderson asked about turning off by just using the computer. Shane Ward replied that yes, when we get all those types of meters installed. Dan felt the \$50 was justifiable if someone was going out to the meter to turn it off but had a hard time if it was just through the computer.

It was explained to that it takes time to do all the paperwork, phone calls, setting up accounts, closing accounts and computer time to manage the accounts.

Kevin Stallings said he didn't think the amount was enough to cover the cost to dispatch someone to turn off the power, whether they go out or it is done in the office. He felt that \$50 was only half of what it would cost. He felt that number should be closer to \$90 per time.

Mayor Blackham said that it could say seasonal customer requested connect and disconnect. The resolution could be specific.

Keith Collier asked if the numbers were good and should it be more. He wanted to know if we have an hourly rate.

Keith Collier and Justin Atkinson wanted to have an evaluation on this.

Monte Bona was asked to speak about this. He told the council that they have to a matrix and be able to quantify it.

Shane was given the direction to do an evaluation. He was asked to categorize the numbers using all the information we have and even put a number in for inflation and get the numbers back to the council.

Mayor Blackham asked that we put this for a public hearing.

A motion was made by Justin Atkinson to move 4:30pm Discussion and action on the Buffer Zone issues above the Executive Closed Section – Well siting. 2nd: Keith Collier

Everyone was in favor of moving it up.

6. 4:30 pm Discussion and action on the Buffer Zone issues

Mayor Blackham explained the issues that were happening were because of the buffer zone. It is mainly the hook-up to the city's culinary water system, sewer and power. We need to set up a procedure to follow as these folks move into the buffer zone and want to hook-up to city services.

Justin Atkinson stated he thinks there is a notion out there that because of this buffer zone we are now providing services. We need to figure out what we are going to do for folks like Jeff and Angie Parish, who are just outside the border of the city and have culinary water running to their property.

Justin Atkinson asked if we are setting a precedence with the Parish's. If we hook them up what is their motivation to be annexed into the city.

Kevin Stallings didn't think that we would be able to annex every property situation into the city.

Mayor Blackham stated that we will hook folks up and cover the costs over a five year period with anyone that hooks onto extended lines and the first person will be reimbursed a portion of the money from the next person hooking up with the caveat that at some future date they may be annexed into the city.

Kevin Stallings asked about the cost of our connection fees now. Dave Oxman answered that the culinary is \$1621.00 for a ¾" line and the sewer is \$150 to inspect it.

Kevin Stallings said we have our base fee for in the city. We will need to have a fee for outside the city limits to extend the lines out to the people. It will be evaluated just like we do with the power extensions.

Keith Collier asked if we could create a resolution that stipulates what we have been talking about. Mayor Blackham answered yes, if we can delineate the specifics that is what he would recommend.

The council discussion was insightful. They decided that everyone in the buffer zone that receives city services will sign a letter that they will at some future day be willing to be

annexed into the city. We will use what we already have in place for the extensions and connections for the city.

Mayor Blackham instructed the Parish's to write a letter stating that they would be willing to annex when the city decides to do so. The Parish's complied with Mayor Blackham's wishes and wrote the letter and it was notarized at the meeting. The Parish's wanted to have their county form signed so that they could get their building permit from the county. Dave Oxman signed the permit and gave it to the Parish's.

Keith Collier made a motion that we lift the moratorium outside the city limits for water, power and sewer, and with lifting that we will pursue each and every request in the buffer zone for expenses as a council before we proceed for the building as they come forward.

2nd: Kevin Stallings All in favor: Aye Motion carried.

7. Closed Executive Session – Well siting.

Justin Atkinson made a motion to go into the closed executive session at 6:04 pm.

2nd: Dan Anderson.

Closed executive session adjourned at 7:01 p.m.

Mayor Blackham reopened the council meeting at 7:02 p.m.

8. Mayor Report:

Mayor Blackham reported that Don Edwards was coming September 28, 2016 in the afternoon to finish winterizing the splash pad. There was a discussion about him coming so late in the day. Kevin Stallings said that he should make an appointment with Sam Draper when Sam was going to be in town and come in the morning and teach everyone how to correctly winterize the splash pad. The council members agreed and Kevin Stallings was going to call Don Edwards and talk to him.

6. Adjourn: 7:05 pm

Jane Banks, Recorder