

RICHMOND CITY COUNCIL

JULY 19, 2011

The regular meeting of the Richmond City Council was held at the Richmond City Community Building located at 6 West Main, Richmond, Utah on Tuesday, July 19, 2011. The meeting began at 7:00 P.M., Mayor Michael Hall was in the chair. The opening remarks were made by Marlowe Adkins.

The following Council members were in attendance: Brad Jensen, Paul Erickson, Terrie Wierenga (Via Conference Call), Jeff Young and Allen Lundgreen.

A motion to approve the June 8, 2011 regular City Council meeting minutes was made by Brad, seconded by Jeff and the vote was unanimous.

A motion to approve the June 30, 2011 special City Council meeting minutes was made by Brad, seconded by Jeff and the vote was unanimous.

QUARTERLY COURT REPORT

JUDGE FUNK: I don't have a report to give you for the second quarter. I don't like the format of the old report and I am double checking the previous reports for accuracy then I will provide you some information. We are pretty busy right now. We have started to use Professional Probation Services and the fee associated with this is paid by the defendant. The probation of the defendant is monitored more closely especially when it comes to random drug testing. They have more resources to monitor and perform tasks like this. They are very efficient and we are going to utilize their services. This has no monetary effect to the City. I think we need to get rid of these TV tray tables and get some new ones that are more professional. We need a better table that is taller and longer for the defense counsel and prosecutor to use.

MAYOR: Get with Marlowe and get what tables you need for this area.

FIRE & EMS QUARTERLY REPORT

CHIEF BAIR: I hope that each of you got the e-mail I sent regarding the proposed changes in personnel rankings. The biggest change would be to have Katie Wallentine replace Coltin Larsen as the EMS Chief of Operations. Katie has been doing EMS for 14 years and is very qualified. We need help on the EMS side the most. With your permission, I would like to make this change.

A motion to appoint Katie Wallentine the new Battalion Chief over EMS Operations was made by Paul, seconded by Brad and the vote was unanimous.

CHIEF BAIR: As of the close of the quarter we had 48 calls for the year. Most of the increase over last year was because of the response to the local wind damage. There were 19 calls that

night alone. We could call that one incident actually but right now it shows as 19 calls. Plus we always get a few more medical calls in the summer.

MAYOR: How is the Fire Department building remodel coming along?

CHIEF BAIR: It is still being worked on and some work that needs to be completed as well is happening.

MAYOR: Please let the entire department know how much we appreciate what you do and how much you guys all help out.

GREG ROBINSON BUILDING LOT REQUEST TO SUBDIVIDE ONE LOT

MAYOR: This subject was discussed at the July 5th Planning & Zoning meeting and all of the Council and myself were in attendance at that meeting and heard the request from the Robinson's. You also have a draft copy of the minutes from that meeting as well.

BRAD ROBINSON: I am the son of Greg Robinson and here in behalf of my grandmother, Helen Robinson. As we told Planning & Zoning we have now completed the survey and I have brought a copy for your review. It is as we discussed. There is a two foot offset to the shed on the west side of Helen's property. We used 48 feet for the center line of the road on 300 West and that allows that future road to shoot straight through. The new lot would be located at 24 feet and the rear of the lot would be even with the other existing lots to the west of the proposed lot. The size of the lot would be 0.31 acres. There would be 116.96 feet of frontage on 200 South as well. The lot is proposed at 116 feet deep as well. There is an existing easement in place as well regarding the pond in Helen's backyard. I think all of this meets the specifications that were discussed. Do any of you have any questions?

PAUL: I think it is important to note that there will be no additional land dedicated to the City as part of this proposal. If it is dedicated land then it is considered a development.

MAYOR: It is currently zoned as RMD. What is the frontage requirement?

MARLOWE: Ninety feet, so that requirement is easily met.

PAUL: Can you please send a .pdf file of this survey to Marlowe and he can distribute to all of us?

BRAD ROBINSON: I will make sure it gets delivered to Marlowe and Justin.

MAYOR: According to our ordinance you have up to ten years that you can make a request regarding your improvements.

BRAD ROBINSON: Yes, that is understood. Lot 10 is large enough for a future building lot if we ever wanted or needed to do something there.

PAUL: So if approved, it will go to the City attorney and City engineer for review and then back to Marlowe for the final sign off.

DAREK: We (J-U-B Engineers) asked for the .pdf file to be submitted before this Council meeting but I never received it.

BRAD ROBINSON: I am sorry, I was not aware I needed to send it to you.

PAUL: We need to send the .pdf to the City attorney for review as well.

BRAD JENSEN: I think it meets all of the requirements of the City.

A motion to approve the building lot request for Greg &/or Helen Robinson pending approval from the City engineer and City attorney was made by Terrie, seconded by Paul and the vote was unanimous.

CULINARY WATER SYSTEM IMPROVEMENT PROJECT BOND PUBLIC HEARING

MAYOR: This is the public hearing in regards to the issuance of up to 5.145 million dollars of bonds for the use of a major culinary water system upgrade. If there is a response from anyone in the crowd, please come forward and state your name and voice your concern.

A motion to close the regular Council meeting and open the public hearing was made by Paul, seconded by Terrie and the vote was unanimous.

ERNEST MAYR: I have a question on the billing. It does not bother me personally from a financial standpoint that the rate has increased. There are a lot of people that have a problem. I use about 5,000 gallons per month on average at my home. That is a lot of money per month for those with a low income. Why not just pay a fee for every 1,000 gallons that a home uses? Some people cannot afford the new rate. There is not any incentive to save as it is currently billed. I can accept the price but I know people that only make \$600 to \$800 per month and they cannot. A \$12.00 per month increase is devastating. I don't want to make a big deal about this but would like you to look into it. Pay for what is used over 1,000 gallons. The more you use the less per 1,000 gallons it costs right now and it should cost more. This encourages people to be wasting water. Please take this into consideration.

MAYOR: This public hearing is not in regards to the monthly water rate, it is only in regards to the issuance of the bonds. This topic has been discussed at length at the last few Council meetings. The first increment of the monthly charge is for the infrastructure to deliver the water not for the water itself. We will not always be the most expensive in the valley as I have heard some people say. There is a cost to deliver the water to each and every home and that is a fixed cost whether one gallon or thousands of gallons are used. It was a very easy number to come up with and determine. I do think we are set up in the rate to encourage conservation. The monthly rate is something that is reviewed yearly and will be adjusted yearly as needed. We look into it each year and it will be studied extensively the next two years as this project is worked on and completed. Water is becoming more scarce.

ERNEST: The electric bill has a standard fee, why not the same with our water bill? Charge \$25.00 per month for the standard fee and then pay more as more is used.

MAYOR: Like I said, this is and will be reviewed yearly.

PAUL: We did discuss this at length in our last Council meeting in June. It was mentioned to find a way to abate for those with low incomes but we would need extra funds to do so and right now there are not any. It is something that can be considered in the future if we do have extra funds.

JEFF: There are programs out there for those that need financial assistance and we can make sure that information is available here at the City Office. There are specific programs just for this purpose.

TERRIE: I did receive a call from a citizen. They wondered about holding off on the 5.145 million dollar project for now but still increase the monthly rate fee now. Delay the project for three or four years and then when a reserve is built proceed with the project.

MAYOR: Three to four years of saving won't be anywhere near the amount of money needed for the project.

TERRIE: Plus there are current fire flow issues that must be dealt with as well.

MAYOR: The State of Utah changed the fire flow reserve requirements and that left most local communities behind and required to make changes. That is one of the reasons you are seeing so many new tanks being built in the valley. There is a misunderstanding out there that this project is for new growth. It is not true. It is for short fall in our fire flow reserves. There are lots of fixed costs on the proposed tank. Whether the tank is 500,000 gallons or 2,000,000 gallons the land costs the same, the piping costs the same, the well cost the same plus we also must take into account future development. There are an extensive amount of fixed costs in this project.

KELLY IMLAY: I did an informal survey around the valley and we will be one of the highest in the valley per month. What are other communities doing to help with the monthly fee? Are they getting grants to help out? What are they doing? This is a big increase.

MAYOR: Smithfield City recently increased their fee I know.

KELLY: Their rates are still relatively low.

MAYOR: The difference is the number of hookups. Richmond is about 750 hookups and if Smithfield City had to pay their bills with only 750 hookups they would have to increase their rate substantially.

KELLY: We have higher impact fees than most as well, I know, I paid them in 2007.

JEFF: When the impact fees were raised years ago they were considered high, now the rest of the valley has caught up or passed. Others are having to do the same type of projects we are as well. It is not our purpose to be the most expensive utility bill in the valley.

MAYOR: You are going to see increases all around us. Our sewer permit came due early in comparison to other local municipalities and they are now having to deal with what we just had to deal with. It is a curse and a blessing at the same time. Because our sewer permit came due early we were able to get five million dollars for the plant and 40% of that was grant money and the other 60% was zero interest money. Those type of grants and loans are no longer available. Over the next several years all the other local communities are going to deal with this, including Logan. The Logan one will effect several outlying communities as well as they are hooked onto the Logan system. Imagine the cost that Logan City will have to bear for the new system they will be required to install and they will have to pass that cost along to the citizens. They will be increasing their rates significantly. In regards to impact fees, they are a number that is determined by an engineering firm within State of Utah guidelines. They are not set by the City Council or Mayor. They are calculated based off of several different criteria. We are not the high in this area by any means. Middle of the pack from what we see.

ROD ANDERSON: Is 3.75% interest the best you could do?

MAYOR: We are happy with that number. We got the approval from the CIB board which gets money from royalties collected in the mineral producing counties of the State. When they have excess funds they have not loaned to those communities in those areas they can then loan to other municipalities in the state. We got a thirty year loan with guaranteed interest of 3.75%. None of the other lending sources we went to would go thirty years, they were all a maximum of

twenty years. They also had called for an interest rate adjustment every five to seven years. The best commercial rates out there were easily in the 5% range for a 20 year loan, so yes we are happy with 3.75% for 30 years.

ROD: How much is the tank going to cost?

DAREK: The cost of the tank will be around two million and the cost of the piping will be around one million. Then we have also evaluated the entire City to come up with the list of other existing deficiencies. There are low pressure problems, dead end pipes to deal with plus the cost of upgrading the new City well. There is one and a half million figured for the new well cost. The new well is located up in Cherry Creek. We are going to have a workshop to sit down and discuss every deficiency in the system and what needs to be done now or possibly later.

MAYOR: We are not obligated to use all of the 5.145 million dollar loan. We will prioritize the items on the list and then determine what to do from there. Some have to be done now, other projects can possibly wait. The initial billing increase of \$12 has been implemented and the new rate will be finalized over the next two to three years.

ROD: So there will be a continued yearly increase?

MAYOR: As discussed at the previous public hearings this is a three year plan.

ROD: Who made the tank?

MAYOR: It was engineered by a firm the City has contracted with. We need something adequate but not the cheapest built. We are fully confident in the firm we hired for this project.

DAREK: Snow loads and seismic information has all been included. It will be a circular tank with 20 foot walls and will be 135 feet wide. It will sit about a foot and a half out of the ground is all. The five million dollar loan is for the entire project, not just the water tank.

JEFF: The question we keep asking ourselves is how much to do or not to do. We have had many piping issues the last few years and they have cost thousands of dollars to repair. We have to keep reviewing these major issues all the time. They continue to cost us a bunch of money. We are trying to find the right balance and pin point the real problem areas. The piping is old and it is not a matter if it will break it is a matter of when it will break. We are trying to do what is best long term for the community. Emergency repairs cost by far more than maintenance.

ROD: You said that you figured the numbers off of 750 hookups. I calculate you only need 601 for the loan.

MAYOR: We have to guarantee 125% debt coverage as part of the conditions on the loan.

NANCY LAMUNYON: What is the extra money being used for?

MAYOR: There is not any surplus funds right now and won't be until this project is paid off in thirty years.

PAUL: If we have extra funds we can prepay on the loan without penalty if we want too.

MAYOR: That would just help to reduce the number of years on the end of the loan.

PAUL: For every one percent of interest charged on the loan and based on 750 hookups it costs approximately an extra \$7.00 per month just for interest alone. The interest rate on loans is only going to increase. I am a commercial lender by trade and that is a very good interest rate to have, especially where it cannot increase over the term of the loan.

MAYOR: That interest rate is great in this market.

JUSTIN: We did an extensive amount of research and there were not any grant funds available.

A motion to close the public hearing and reopen the regular Council meeting was made by Paul, seconded by Terrie and the vote was unanimous.

RESOLUTION 2011-2

MAYOR: We have here with us this evening Eric Hunter from the law firm Chapman and Cutler, he is the bond attorney for this project. Alex Buxton from Zions Bank is here as well as he has represented the City in obtaining the financing for this project. We have an amortization schedule for this project if all of the funds are used and it was mailed recently to the citizens of the community as well. The bonds would start accruing interest on July 1, 2012 and our first yearly payment would not be due until almost three years from now. This Resolution was prepared by our attorney and legal counsel.

ERIC HUNTER: This Resolution puts in place the final terms and documents for the issuance of the bonds.

ALEX BUXTON: I have been part of this project since last November when we started to look into financing for this project. In regards to the rates and terms, I concur with what has been said. The City did everything they could to get the best interest rate and term. Myself, Marlowe and Mayor Hall met with representatives from the State of Utah and the funding board and asked for a grant first and was told no grant funds were available. We then asked for a low interest rate of 2.5% and they said that best case scenario was in the 3-4% range. We are very excited to get this rate. If it went to the private market it would be at least 5% and more than likely in the 6.0-6.5% range on a thirty year term if a term of that length was even granted. We got almost half the private lending rate by going with the CIB board proposal. As for timing, if the Resolution passes, then it will be advertised for thirty days. I can answer any questions regarding the financing of this project. Marlowe, Justin, Darek, the Mayor and myself went before the CIB board and the Mayor made a tremendous presentation. He had to make the case of why we needed this low interest funding. It was formally approved by the CIB on June 9th at a meeting I attended. I think the City should be very happy with the financing terms.

MAYOR: I would like to thank Alex and Eric for their help on this project. On another note. We have been in discussion on this project for about three years. We have looked at many different options such as being able to get the right piece of land. This is not a spur of the moment project. We visited many sites just in regards to the location of the new tank. The cost of this project has been weighed several times and our biggest struggle with the entire project is the monthly rate increase. The Council and Mayor pay this increase, the City Engineer pays it as well as he is a citizen, we all pay it. It is a big hit to the citizens. As of the first raise we will be high for the county but the others will be catching up. It is hitting everyone and is coming down the pipe and by luck we are the first in line.

PAUL: Darek, what are the alternatives if we don't do this project?

DAREK: We need a certain volume of water for the citizens and cannot meet that demand right now. There are pressure issues for the Fire Department. There is not enough pressure in some areas to put out a house fire. The only alternative is to wait but costs will increase.

PAUL: These band aids we keep doing are not helping.

DAREK: You are correct. This is something I have been reviewing with the City for almost three years. Fortunately the bad economy is good in regards to the lower costs for this project. The loan terms are good and the atmosphere is right for this project.

A motion to adopt Resolution 2011-2, SUPPLEMENTAL RESOLUTION AUTHORIZING THE ISSUANCE OF \$5,145,000 WATER REVENUE BONDS, SERIES 2011 OF RICHMOND CITY, UTAH AND RELATED MATTERS, was made by Jeff, seconded by Paul and the vote was Brad – Yes, Paul – Yes, Terrie – Yes, Allen – No, Jeff – Yes and the Resolution passes by a vote of 4-1.

BUSINESS LICENSE

HOUSE KEEPING UNLIMITED

TONJA SPACKMAN: I clean businesses. My only local one is Lower's but I do this service throughout the valley.

MAYOR: Do you store chemicals at your house?

TONJA: All I have is regular house hold items that are all purchased from Wal-Mart.

PAUL: Do you mix any chemicals?

TONJA: No.

A motion to approve the business license request for House Keeping Unlimited/Tonya Spackman was made by Terrie, seconded by Jeff and the vote was unanimous.

KRISTA'S KUTS

TROY HOOLEY: I am here in behalf of my wife, Krista, as she has a cold and it is hard for her to speak right now. She would like to obtain a business license for a salon in our house. I recently added an outside entrance and there is a walkway to that entrance from our circle driveway.

PAUL: There is plenty of room for onsite parking.

MAYOR: Do you have all your required State of Utah licenses?

KRISTA HOOLEY: Yes.

TROY: This is something she has done for seven years and would like to continue to do now we have moved to Richmond.

A motion to approve the business license request for Krista's Kuts/Krista Hooley was made by Paul, seconded by Brad and the vote was unanimous.

DISCUSSION REGARDING THE ESTABLISHMENT OF AN RDA IN THE CITY

MAYOR: We are going to have a presentation by Randy Sant tonight giving us an overview of an RDA, the benefits, costs, etc. I would like to thank Ray Winn for helping to put this presentation together this evening.

RANDY SANT: I have a consulting business to help cities with economic development. This is something that I have been doing for thirty years. I have worked with big and little cities and this is something I have done throughout the entire state. An RDA is an economic development tool that has been authorized by the State of Utah. It is helped to spur business. There is a process as well. Depending on the type project areas there are three types: blight areas, economic creation of jobs or community development renewal. You can do about anything you want in that area. In the first two, there is a taxing entity. The third one, you just ask them to participate. There are about 14 steps in the process. An area must be designated. Then a plan is created. Give notices to the landowners in the affected area, have a public hearing and then establish a budget. You must go to each taxing entity to ask once the budget is approved. Then publish a notice of budget which allows it to be appealed for up to thirty days and then move forward. What happens is that the property taxes off of these properties are frozen. The property tax is continued to be paid but will most likely have an increase because of the new business development and the increase in the property tax is what is given back. The money can be used to help the developer costs, paid to the City if they had to put in water or sewer infrastructure for example or even for property acquisition plus there will be a little bit for administration. If an RDA is established and nothing happens then nothing happens. There is a set period of time in which the development must occur.

PAUL: Is the increase what we get?

RANDY: It depends. It would be more like 75% of the increase for twenty years and then at that point you could negotiate for say another ten years.

MAYOR: Does it have to be specified up front where the money goes?

RANDY: Yes. That is part of the budget process. The budget is approved and the money is spent on the approved projects only. The budget can be amended but it requires the process to be started over.

JEFF: How effective is an RDA in a small town like Richmond? What does your small town experience show?

RANDY: The size of the community does not matter. I did a Garden City project. The increment gain was for tourism. The business owner needed help with the infrastructure and other City stuff. The City said we can upside for the future. We did create a bigger area than was needed. It works good for big and small communities depending on what you need. It is good if jobs are increased. It was an opportunity to upgrade the infrastructure to pay him back. It is not the size of the project but the type of investment. For approximately a one million dollar investment about \$9,500 of that comes back. If we get other taxing entities to participate we get about 10-15% of that amount and the other 85% goes elsewhere. When we create a project area we see what is being invested in the community and determine the other types of taxes that will be generated from these new businesses. This is done up front before the process is started. If a developer comes in with a 1.5 million dollar project and wants \$750,000 then it is not a good deal. If they only want \$200,000 then it could be good. You are giving up a portion of the property tax that is collected by the City for these areas.

JEFF: Is a Board established or is the Council the Board?

RANDY: The Council is the directors of the agency. You make the decisions and set the budget.

BRAD: Do the areas have to be adjoining properties?

RANDY: In the past yes, but now they do not. The County just must know the property tax numbers of the included areas.

TERRIE: What is some landowners don't want to participate?**RANDY:** If economic or blight then a super majority is needed. The other allows for them to opt in at their discretion. It just requires the budget to be adjusted.

BRAD: The other affected entities like Cache County, have they been open to things like this in the past?

RANDY: An area in Smithfield was the last one that I did. They were very supportive of that project. I know that Logan and North Logan have them. Logan has several. I am not sure if Smithfield's still exists or not. The school district is the biggest hang up normally. Our experience is that if jobs are created we can usually get the support of the school district. We have much better success if jobs are created. Jobs mean more tax revenue is coming. Retail is a much harder sale. We have done retail in the past but it is a much harder sale. It is a shorter period of time and not as much money.

PAUL: Say we get approved. For example, \$100,000 over ten years. The money is fronted or how does that work?

RANDY: There are many different ways. The City could bond for the funds but that is normally something we don't encourage. Normally the developer will pay the money up front and get a reasonable rate of return. Then a performance base incentive is established as well. If he promises to create 50 jobs over six years then he must show the jobs have been created to get the funds. The developer makes the investment and then takes the yearly allotment.

JEFF: What about the costs to start the project? Who pays for that? We are a small community.

RANDY: In a small community, the developer fronts the costs and then over time gets reimbursed. Little communities are small and tight on their budget. If you have any funds available in one of your enterprise funds it could loan the money to the RDA. Then pledge the funds as they come in to pay back the loan. Most small communities make the developer responsible.

PAUL: This has been very educational.

RANDY: I can give you some handouts as well. It takes about four to six months to develop the plan once started.

JEFF: So to get it started, normally do citizens or a business come in with a plan to start a project?

RANDY: The developer comes in with a plan. An RDA is then created then a survey area resolution is made. The project is reviewed. Then all of the taxing entities are met with. Then you come up with the dollars needed and the dollars spent. The work is done up front to address all the issues.

MAYOR: The school district gives up the most. There would need to be significant job creation for them to want to participate. A five to ten person business would be a hard sale.

RANDY: It could be. A lot depends on the location and the business. If they help out the schools in anyway then maybe there would be a chance.

MAYOR: This is good information. Thank you for coming this evening. Please leave your contact information.

RANDY: The best way is to call me at (801) 589-8080. If you leave a message I will get back in touch with you.

MAYOR: Ray (Winn), thank you for putting this together.

ORDINANCE 2011-5

MAYOR: This ordinance is in regards to our parks and recreation areas. The updated areas are highlighted in yellow. This does not include the Cub River Sports Complex as that is a joint venture with Lewiston City. There are several added descriptions on Pages 4 and 5. It also includes information in regards to damages and who pays for them. Vandalism is prohibited.

JEFF: For clarification for myself. The door that was kicked in at the City park restroom, does this apply?

PAUL: Yes.

MAYOR: Yes, see Page 6. The punishment is at the discretion of the local Court.

PAUL: Is vandalism a Class C misdemeanor?

MAYOR: I don't know.

MARLOWE: It depends on the monetary amount involved. That is one of the reasons we put it in the Courts hands to determine the punishment. For Class C, it could involve work hours or restitution. It does not tie the Court to a specific punishment.

JUSTIN: This keeps people out of the park after midnight and I think that is a great idea.

MARLOWE: It talks about curfew and other items in 8-402.

PAUL: Is this on the City website?

TERRIE: No.

MAYOR: It will be if it is passed.

A motion to approve Ordinance 2011-5, AN ORDINANCE ESTABLISHING A NEW CHAPTER 8-400 ENTITLED "PARKS AND RECREATIONAL LANDS AND FACILITIES" TO TITLE 8-000 OF THE *CODE OF REVISED ORDINANCES OF RICHMOND (1975, ADOPTED 1976)*, was made by Brad, seconded by Jeff and the vote was unanimous.

COUNCIL MEMBER REPORTS

PAUL: We are entering into an agreement with the owner's of Casper's Ice Cream to do a land swap at the Cub River Sports Complex. The owners of Casper's are very favorable to it and our City Attorney has given his recommendation to move forward as well. Lewiston (City) is discussing this item at their Council meeting tonight as well. The legal documents are available for review.

MAYOR: We are not losing any ground. We are just switching locations of some of the land as well as clarifying some water right issues that were a concern to us and them, even from the time of the donation many years ago. Some of the land we own was not previously accessible and

now it will be. This project has been discussed for about three years and I am glad we are finally to this point.

JEFF: I just want to make it clear that I am not associated with Casper's Ice Cream, I am an independent contractor that buys product from them. I am not an owner.

A motion to approve the land swap at the Cub River Sports Complex in a joint effort with the owner's of Casper's Ice Cream and Lewiston City was made by Brad, seconded by Jeff and the vote was unanimous.

PAUL: There are two issues that the citizens need to be aware of and they will be addressed in the August City newsletter. Abandon vehicles are an issue and must be dealt with. The owner must remove them or we will. Secondly, trees and bushes that overgrow the sidewalk. Residents who have them on their property and they are growing into the sidewalk must trim them so a person six feet or smaller can walk under them without touching them. The residents are going to be given a thirty day notice and then the City will proceed in addressing the issue. On our annual chip sealing, we got about 50% done and it rained at exactly the wrong time. Norton (Thurgood) assessed the situation and had them stop. When the temperature changes and the water content goes up the chip seal will not stick. The County is done and gone in this area until next year. I don't think they will come back this year. The Sadler subdivision did not get done and will have to wait until 2012. The current road funds we have available will go to problem areas on 400 West and 600 South. We cannot have any more damage in those areas. The chips are an issue to deal with and we are sorry they are a problem.

JEFF: Why does that pot hole down on 100 West by the church keep coming back each year?

PAUL: I am not sure but I know that temperature, water content, etc. are all factors. Some slurry patches on State Street are great and others are bad. The intersection to the south of the cemetery has issues every year and I am not sure why.

DAREK: I know that frost heaves are an issue.

PAUL: Crack Sealing does not have a great appearance but it does help with public safety. There are certain taxes that are collected and they must go to street projects for those of you that are unaware. We also have a great need to maintain our current roads as well. On August 6th, we will be starting the initial stages of a proposed park by the horse arena with the help of Cameron Jenkins as this is his Eagle Scout project. Brad Deffinger will trim the trees and Cameron and his team will remove what is cut. I have contacted two landowners in that area about possibly having a nature park in that area in the future and they are open to the idea. It could possibly have a trail system for the future as well. The two landowners I spoke with are willing to meet and discuss the project.

TERRIE: The Library has been very active this summer. There have been several speakers talking about different areas of the world. Next week is the last week and then they will have a big celebration. The Library will be closed the second week of August for maintenance and repair. They will clean carpets and start the bar coding project in conjunction with Smithfield, Newton and Lewiston. There are not any meetings for CERT in July or August. There is a new class for those that want to join on Thursday evenings. There were about 13-18 participants from Richmond and Cove at the last meeting, this is for new trainees. The Harvest Market is

doing really well and has changed the hours they are open from 10:00 A.M. to 1:00 P.M. on Saturdays. We have about the same number of people coming this year but have more vendors and a greater variety to choose from this year. I think overall it is a huge success.

MAYOR: There are always people there participating.

TERRIE: Because of my knee surgery I have only been able to attend three times but I have heard about people from all over the country attending.

TERRIE: Do we have a bid for the repair work on the Library building?

PAUL: No.

JEFF: Is this supposed to be from Sokun (Dy)? I just talked to him about the recently completed park pavilion project.

PAUL: Jeff, please pin him down on the Library bid.

JEFF: I have talked with Sokun about it and he is concerned about the bid as it only includes the exterior areas of what we can see but there are always interior issues that cannot be seen until the brick is pulled away. He mentioned sometimes you need to repair one brick but have to remove twenty to fix it correctly. That is his concern about making a bid. He is limited on what he can see and tell us about what needs to be done. I recommend that we meet with Sokun at the Library and pick our priority areas and address them one at a time.

TERRIE: I should be available to meet by the end of next week.

PAUL: Jeff, please arrange to meet the first week of August.

JEFF: I will make arrangements but I will be out of town that week.

FINANCIAL REPORT

JUSTIN: I have finally received the plaques for the City playground benches at the park. Brad is going to get them installed for me to recognize those that donated to that project. I don't have any financials to give you this evening as it is the end of the budget year last month and it is now time to prepare for the audit which will be the week of October 24th or so. An update on the work on the park pavilions. Sokun has finished the brick work on both pavilions and it looks very nice. KVA electric has the electrical work almost done. Western Construction has finished the siding, soffit and fascia on the north pavilion and will start to work on the south pavilion soon. Mike did mention that the nails and stuff on the roofing on both roofs is weak and they need to be retained or redone. He is going to get me a price to evaluate. Once we finish up the pavilions we can then see what remaining funds we have from the \$40,000 RAPZ tax allocation for this project and order new picnic tables with the balance. It is a great project and the park looks very nice in all ways. I have supplied each of you a list of the proposed wages for the new budget year of July 1, 2011 through June 30, 2012.

Employee Earnings	Monthly	Yearly
For the period of July 1, 2011 through June 30, 2012		
Chris Purser	\$2,447.78	\$29,373.36

Justin Lewis	\$1,144.71	\$13,736.52	
Ben Lundgreen	\$2,506.47	\$30,077.64	
Robert Bair	\$2,962.18	\$35,546.16	
Marlowe Adkins	\$2,661.92	\$31,943.04	
Juliene Parrish	\$1,726.02	\$20,712.24	
Judge Matthew Funk	\$945.00	\$11,340.00	
William Scott Ball	\$4,166.67	\$50,000.00	
Justin Gilbert	\$2,184.00	\$26,208.00	
Mayor Michael Hall	\$400.00	\$4,800.00	
Councilmember Brad Jensen	\$200.00	\$2,400.00	
Councilmember Jeff Young	\$200.00	\$2,400.00	
Councilmember Allen Lundgreen	\$200.00	\$2,400.00	
Councilmember Paul Erickson	\$200.00	\$2,400.00	
Councilmember Terrie Wierenga	\$200.00	\$2,400.00	
Fire Chief Lyle Bair	\$220.00	\$2,640.00	
EMT Assistant Leader Wallentine	\$100.00	\$1,200.00	
Fire Assistant Leader Lundgreen	\$100.00	\$1,200.00	
Jan Gilbert (Crossing Guard)	\$418.74		Per month when school in session
Tamara Petersen (Crossing Guard)	\$328.91		Per month when school in session
Melissa Titensor (Justice Court Clerk)		\$10.61 per hour	
Michelle Gilbert (Library Worker)		\$7.50 per hour	
Patricia Forsgren (Library Worker)		\$ 8.81per hour	
MistiDawn Ramirez (Library Worker)		\$ 8.45per hour	
Tina Reese (Library Worker)		\$ 9.06per hour	
Murphy Forsgren (Library Worker)		\$7.70 per hour	
Bryce Andrus (Parks Worker)		\$11.00 per hour	

Gordon Chase (Cemetery Worker)	\$12.00 per hour
Dumpster Workers	\$8.00 per hour
Cemetery Workers	\$9.00 per hour
EMT/Fire Department Employees	\$8.00 per call or drill

A motion to approve the wages for the budget year of July 1, 2011 through June 30, 2012 was made by Paul, seconded by Jeff and the vote was unanimous.

JEFF: I think the minimal wage increase we have been able to give over the last few years has been really good and shows that we care. We definitely don't have anyone that is overpaid.

TREES IN THE PARK UPDATE

JEFF: We have several trees in the park that are dying and we are trying to figure out why. Brad (Deffinger) is doing a great job trimming the park. The problem has been narrowed down to two bugs. The time to spray is around July 1st and we have missed that very small window of opportunity. I have contacted Specialized Pest Control and Cache Valley Extermination about this issue. Cache Valley Extermination is willing to do the spraying at cost since they are a local business and want to help the community. They are here and they care about the town. They know which trees need the help and the process needed to fix the problem. A lot of trees are dying and you can see more dead branches all the time. It is a little clam shell looking bug. They can be sprayed. Cal (Swensen) is going to charge us around \$15.00 per tree and normally it is \$25.00 per tree. We won't do the ones that cannot be saved just the ones that are starting to have the problem. In the Spring we would spray the really bad ones. I would like to get on an annual tree spraying program. The average cost to remove one dead tree is around \$500-\$800. I would like to be proactive and that will help out the park long term as well.

MAYOR: Is it still possible to spray now?

JEFF: It is based a lot on the weather, timing and climate. We are late in the season to spray this year but next year we will do on a yearly schedule. Some of the bugs only have a one week gap that they can be sprayed and be effective. One of the bugs goes in and sucks out all the sap causing the tree to die. Between trimming and spraying we can save the majority of the park.

MAYOR'S REPORT

MAYOR: The Utah League of Cities and Towns meetings are September 14th through 17th this year. I need a count of who is attending so that Chris can make reservations.

JEFF: On Wednesday they will do local tours before the classes.

MAYOR: Please let Chris know if you can attend. We need to come up with a date for the City party. Usually we have it around the start of September. Labor Day is on September 3rd this year. The main league meetings are on September 16th and 17th. That leaves the 9th as a possible date?

JEFF: I think that is a good date.

BRAD: I agree.

MAYOR: We will have it on September 9th at 6:00 P.M. at the City park. We will put it in the newsletter as well. A couple of local youth have approached the City about using the park or the auditorium for a band performance. They want to do some advertising and the performance will be no charge. They would pay a deposit to use the auditorium and keep it clean. They had wanted to use the park but the dates they were after have been reserved, so they asked to use this building. We told them it was okay but they still might try and make another night work at the park. They will coordinate with either Brad, Marlowe or Chris. On August 9th at the Zollinger Fruit Farm in River Heights there will be a luncheon for any of us that want to attend and then there will be a discussion on trees. If you want to attend please let Marlowe know so he can let them know how many will be in attendance.

MARLOWE: They actually want you to just RSVP with them directly.

MAYOR: Let me know who is attending. The next Council meeting will be on August 16th. The filings for the upcoming elections are in. There will be four seats available this year. Three of them are four-year terms and the fourth is a two-year term to vote for the replacement for Keith Ward where he resigned during his term. Terrie Wierenga has filed for the two year seat. Paul Erickson, Jeff Young, C.J. Sorenson, a current member of the Planning and Zoning Commission and Paul Chaffee have all filed for the four-year term seats. The Lion’s Club will be doing a meet the candidates’ night in the future. Marlowe will be contacting each of the candidates to get a little info to put in the newsletter about who is running as well.

MARLOWE: The structure at the south end of town by Lower’s is being dismantled.

MAYOR: The Cache County Building Inspector and BRAG will be contacting them as well if the issues out there are not resolved.

DAREK: We will be going before the CIB board again next month to ask for a 50% grant for the Sewer and General Plans that are being worked on. I have penciled in a workshop next Tuesday night at 7:00 P.M. to discuss the water improvement project.

PAUL: I cannot attend that evening so please e-mail me a power point presentation of that meeting.

JEFF: Send to me as well as I cannot attend either that evening.

DAREK: I will send an e-mail to all the Council, Mayor and Marlowe.

MAYOR: This is just a workshop meeting where no decisions will be made.

A motion to pay the following bills was made by Paul, seconded by Brad, and the vote was unanimous.

A.A. Hudson	3092.20
Advanced Heating	235.80
Aflac	211.28
Al's Sporting Goods	47.88
Al's Trophies	81.60
Altius	1774.28
Angela Fannesbeck	120.00
Archer Monograms	241.00
Bear River Health	40.00
Bountree	991.23

Brent Webb Excavating	159.75
Cache Chemical	153.00
Cantwell	102.32
Chemtech-Ford	1010.00
Chevron	52.81
Civil Air Patrol	245.00
Coca-cola	188.10
Dennys	58.87
Fleet Services	153.25
Geneva Rock	519.50
Glenn's Electric	101.73
Hall's	408.18
Hansen Locksmith	31.00
Industrial Tool	105.75
IPACO	45.50
Itty Bitty	209.29
Jardine Petroleum	1538.87
JUB	34282.69
L.D.'s	177.08
L.N. Curtis	206.31
Larsen Asphalt Systems	2100.00
Lewiston City	472.50
Lyn Distributing	88.65
Maverik	877.70
Mity-lite	883.93
Nextel	160.63
Northstars Ultimate Outdoors	141.16
Northwood Rental	239.00
Oldcastle	8938.46
Olson & Hoggan	3173.5
Pizza Villa	147.52
Qwest	530.67
Randy's	934.45
Readers Digest	15.98
Rebound Unlimited	150.00
Rocky Mountain Power	8569.95
Smithfield Imp	209.90
Symbiotics	465.00
The Herald Journal	273.42
U&I Kiwanian	195.00
UEN	174.54
ULGT	37060.91

Ut Local Governments Trust	74.32
VISA	2738.37
Watkins	52.70
Weidner & Associates	731.74
Western Construction	5809.85
Wilson Motor	314.92
Xerox	668.03

A motion to adjourn was made by Paul, seconded by Brad, and the vote was unanimous.

Adjournment at 9:05 P.M.

Michael E. Hall, Mayor

Justin B. Lewis, Recorder