

RICHMOND CITY COUNCIL

FEBRUARY 18, 2014

The regular meeting of the Richmond City Council was held at the Richmond City Office Building located at 6 West Main, Richmond, Utah on Tuesday, February 18, 2014. The meeting began at 7:00 P.M., Mayor Michael Hall was in the chair. The opening remarks were made by Chris Purser.

The following Council members were in attendance: Brad Jensen, Paul Erickson, Jeff Young, Cheryl Peck and Tucker Thatcher.

A motion to approve the January 21, 2014 City Council meeting minutes was made by Jeff, seconded by Paul and the vote was unanimous.

Yes Vote: Jensen, Erickson, Young, Peck, Thatcher

No Vote: None

RECOGNITION OF SERVICE AS FIRE CHIEF – LYLE BAIR

MAYOR: I would like to present Lyle with an award of service from the City. We know that you have spent a lot of time at the Department and away from your family. You have been a wonderful chief. You have always been great in working within your budget and with the City Council. I appreciate your willingness to stay on the Department. None of you are paid what you are worth. We appreciate your willingness to serve and protect. We also appreciate your family.

BUSINESS LICENSE

MR. KLEAN CAN

RAYMOND LARSEN: I want to do high pressure washing of residential and commercial garbage cans. I will be cleaning them.

PAUL: All of the work will be on-site, nothing at your home?

RAYMOND: Yes, that is correct. Nothing at my residence.

PAUL: Any chemicals stored at your residence?

RAYMOND: There will be about two to three gallons of bleach and vinegar.

A motion to approve the business license request for Mr. Klean Can (Raymond Larsen) was made by Jeff, seconded by Tucker and the vote was unanimous.

Yes Vote: Jensen, Erickson, Young, Peck, Thatcher

No Vote: None

CONDITIONAL-USE PERMIT REQUEST FOR CONTROLLED ANIMALS AT 73 NORTH 400 EAST

MAYOR: This is an annual request from Branden Jensen to raise pigs for the 4H program. There have not been any neighbor complaints about him raising the pigs in the past.

BRANDEN JENSEN: It is still a learning process but things are going well. I have a sow with seven piglets for the fair.

MARLOWE: There has never been one complaint about this conditional-use permit.

PAUL: I have not heard anything negative either and it is a great location for this project.

BRAD: I will abstain from the vote since Branden is my brother.

A motion to renew the conditional-use permit request by Branden Jensen to raise pigs for the county fair for one year was made by Paul, seconded by Jeff and the vote was unanimous.

Yes Vote: Erickson, Young, Peck, Thatcher

No Vote: None

Abstain: Jensen

REPORT ON USE OF AUDITORIUM FOR FILM PRODUCTION

STEWART HUNSAKER: We appreciate the opportunity to use the building and we had a lot of fun. It was amazing and great to utilize the stage. It worked out really well and I have a finished product for your review. The finished film is 16 minutes long. You will be able to see the stage and how it fit in. It meant a lot to use it. Marlowe has an accounting of what was done. We worked on more things than just the set. We took care of some of the needs of the building as well. In our banquet we had a proposal or question we would like to ask the Council. The

idea could possibly be an Eagle Scout project. Thank you for your time and allowing us to utilize the building. It was amazing and we hope to be able to ask to use it again.

MAYOR: There were not any complaints about you using the building. I talked to the City Maintenance Department and the work you did in there was fantastic.

JEFF: When the Youth Council needed to use the stage area you were great to help out and come right in and move your stuff. I was very impressed with how you treated and respected the stage area and building.

STEWART: Thank you. We wanted to be able to come back and use the building again.

MARLA TROWBRIDGE: It initially took about 10 to 15 hours with three to six people at a time cleaning up to get ready to use the area. We removed a lot of empty paint cans with some dating back to the 1960's. We swept the stage and stairwell. The dressing closet was a mess and we removed and rearranged all of the items in the closet. There was mold on some items from a previous roof leak and we got rid of the ruined costumes. We purchased some storage containers and hung up some of the costumes. The containers are clear so you can easily see what is on the inside of each of them. We painted the main stage floor area and used a flat black paint. I believe before the area was black gloss or semi-gloss. There were some issues with the foot lights and they are all fixed. The spot light was broken and needed a bulb and you guys had been quoted an outrageous price. We found one for \$50 and the spot light is now functioning. I have some photos to share with the Council of before and after our project and how the area looks now. Our group is a large group of Star Trek followers and we have people of all groups, large, small, in wheelchairs, on crutches, etc. There is a lack of handicap seating in the theatre. We think with some minor adaptations the area could allow for handicap seating. The biggest and most expensive thing would be to make a connecting sidewalk from the front of the stage area to the nearest sidewalk. We had a young man that resides in Salt Lake City and is looking for an Eagle Scout project. He has the support of our group and we would like you to entertain the following idea. What if we were to remove two seats in a couple of locations. He could bring in a proposal of where to remove them. We would like to see some wheelchair access if you are interested. A wheelchair will fit through the door and down the aisle. Right now people in wheelchairs have to sit in the aisle or right by the stage area. I would suggest removing a couple of chairs by the double doors for emergency purposes. Also, remove a couple on the top row just as you enter the theatre. I am not sure how we would deal with removing some in the middle of a row if you wanted to do that. I know that the area needs to be level so a platform would be needed for the wheelchair areas.

MAYOR: Do the doors open onto the lawn?

PAUL: Yes, they go out onto the lawn.

JEFF: I think their proposal would work. There are a couple of logical places for a handicap area. We would not remove very many seats by allowing for a place for handicap access.

CHERYL: Could the seats be reinstalled if needed?

MARLA: Yes. You would not want to remove entire rows of seats as the person in the wheelchair would then not have anyone to sit by. Also, for the larger people we might consider looking at the chairs and seeing if it is possible to remove the armrests and make two chairs into a double chair. That is not a critical issue. We don't think making the area wheelchair accessible would take a lot of time or money.

JEFF: I would like to see a proposal and think it is a smart route to go.

MAYOR: I would suggest the Eagle Scout write up a proposal and then we can walk the area and discuss as well, if needed.

MARLA: I will get the process started.

PRESENTATION BY THE VOLUNTEER CENTER OF CACHE VALLEY

DORIAN JOHNSON: I am on the local Board of Directors for the Volunteer Center of Cache Valley. I am in charge of finding opportunities with either our partners or non-profit groups where we can help out. In the past, we have mainly helped out in the Logan area but we want to branch out and help all of Cache Valley. I am going to the different City Councils in the local cities and towns to offer our services. I need to find volunteers for activities in each community. Our organization is tied into the United Way. They supply the funding for our center. We don't ask for money. We are helping with a cleanup project in the Preston area. I just want you to know we are available and offer our help if needed. We can help to clean up the City, if needed, and we will bring volunteers from other cities as well to help.

JEFF: We have an annual citywide cleanup before our annual Black & White Days festival.

DORIAN: You can let me know the local issues and I can let you know how we can help. We are partnered with the LDS church as well as lots of non-profit organizations. Some places are just too nervous to ask for help and I have lots of people willing to help but they don't know where they can help out at.

MAYOR: We could possibly use your organization to help with painting and remodeling.

DORIAN: I know that sometimes my kids get frustrated when I take them on all of these volunteer projects but we usually stop and get ice cream afterwards and talk about what we

accomplished. Trying to get the younger generation involved is what we are trying to accomplish. We want kids to know they can help out and volunteer.

MAYOR: So do we contact you with our projects?

DORIAN: Any of you can contact me or you can delegate one person that I will work with.

PAUL: I think this is a good resource to have.

DORIAN: Our biggest problem is that not enough people know about us. Our website is www.cachevolunteercenter.org. On the main Board of Directors there is a person from Old Navy, Kohl's, Sam's Club and Pepperidge Farms to name a few.

JEFF: What is the process if we want your center to join us for our citywide cleanup before Black & White Days?

PAUL: It is the first Saturday in May.

JEFF: How do we deal or coordinate with you?

DORIAN: We let people know that the volunteer center is coming here to help and hopefully bring people in from outside of the community to help out.

MAYOR: I think we can use your services from time to time. I will have you work with me in the future. I will be your contact person. I think our biggest challenge is just remembering that your organization is out there and willing to help.

DORIAN: Please let me know where and when we can help out.

CONTINUED REPORT ON THE DEVELOPMENT OF IMPACT FEES FOR WATER AND SEWER IN RICHMOND FOR THE FORTHCOMING FIVE YEARS

MAYOR: We have been working on the impact fee schedule that will be in place for the next five years. I have asked Emily to come before the Council and walk through the current presentation.

EMILY SIM: Some things are different but most are the same since our last conversation. The water information is the same since my last revision in January. There were some typos that were fixed but overall the information is the same as the January presentation. Page 10, Step 8, shows the calculation of the impact fee. The existing facilities cost per ERC is \$5,186 and the cost for planned improvements is \$172 per ERC with a debt service credit of \$1,567. The debt service credit is deducted from the other two amounts. The recommended standard water impact

fee is \$3,791. The costs of planned improvements includes the cost of the water system master plan as well as the impact fee analysis. The water master plan cost is split over all of the residents. Monthly fees help to pay for the current service. Based on the size of the water meter the impact fee increases. The proposed water impact fee has not changed since the last time we spoke.

JUSTIN: Our current water impact fee is \$4,401.

EMILY: Appendix C, on Page 21, shows the proposed fee for each year of the next five years. The fee increases on a yearly basis and will change every year.

MAYOR: Can we write the yearly increases into the ordinance?

MARLOWE: Yes.

EMILY: Page 12, Table 5, shows the correct number of ERC's for the wastewater system. J-U-B got me the correct number and they were better able to determine the excess capacity. The total ERC's changed to 1,562. We take the total value of the system and divide it by the number of ERC's and the cost per ERC comes up to be \$2,950. The total number of ERC's that the system can serve is 1,955 which is a new number. The cost per new connection for the existing wastewater system is \$3,138. More verbiage and information has been added about service and excess capacity as well. Table 6, on Page 13, is new as well. It was not included two drafts ago. The proposed project on 150 North of \$194,000 was originally included then it was removed and then it was asked to be included so it is now in the plan. This will affect the northern system. I asked Darek about the expected life span of the system and Darek came up with 20 years. The sewer master plan cost will be shared. Table 7, on Page 15, now has the correct number of ERC's. We also used a growth rate of 0.4%. Table 8, on Page 16, shows a recommended wastewater impact fee for the north system at \$5,609 and for the south system at \$2,358.

JUSTIN: Currently, the fee is \$5,500 and we don't have the system divided. It is the same fee throughout the City.

BRAD: When the initial study was done it did not include the collection system and the system was not split at that time.

EMILY: That is correct. Page 16 also lists the recommended fee based on the pipe size. Appendix F, on Page 23, shows the proposed fees for the north and south systems for the next five years. Both the water and sewer fee will increase each year.

MAYOR: We can now finalize and vote at a later meeting to finish this project.

EMILY: There is some timing issues on the plan. The plan cannot go into effect until 90 days after approved. I will send you the timing of what is allowed.

MAYOR: We will get the enabling ordinance written as well.

BRAD: We need to define a map with the location of the service lines for a north and south sewer system as part of the ordinance.

MAYOR: We will discuss the plan at the next Council meeting, have a public hearing in April and then pass in either May or June.

CHERYL: Are the fees based on a calendar or fiscal year?

EMILY: Calendar year.

MAYOR: All of our ordinances run on a calendar year basis.

JEFF: I like this process, we are starting the project and finishing it. I am glad we are looking ahead so there will not be such a big change down the road. We are being very proactive and I like it.

EMILY: There is one thing I want you to understand. The planned improvement must be done within six years. The project must at least be started. I will make the corrections to some of the typos and send to Marlowe to distribute to the Council.

BRAD: Do the fees work on a first-in, first-out basis?

EMILY: I am not sure. I know the project will at least have to be started within six years. I am not exactly sure how the money side will work since some of the impact fee will be applied to the MBR plant payment as well.

BRAD: The proposed project can be done with our in-house workers or by a private contractor?

EMILY: Yes. Please contact me with any questions.

MAYOR: Marlowe, please add to next month's agenda.

DISCUSSION AND POSSIBLE DECISION ON THE "CACHE VALLEY UNPLUGGED" PROGRAM.

MAYOR: This is a discussion about the presentation by Mayor Miller of Hyrum from last month. It is a program that will offer kids youth activities in the summer to get them away from the TV. After the initial invoice other communities joined on and the cost has decreased even more. Jeff and Cheryl will represent the City on this project.

JUSTIN: Originally there was talk that each community might have to pay up to \$500 but with everyone involved the cost is down to \$291 per community.

JEFF: The program is going to start right away and we only have two weeks to get local businesses involved. I need to get with the Youth Council and find the right way for them to promote this concept to local businesses. I think it would be best to have a presentation the Youth Council can present to potential businesses. We need something that is appealing and will show the excitement of the youth to participate. I am into technology but I want my kids involved in this project. It is a great challenge for the kids and is something they can do and collect items from. I think the overall concept and motivation is great.

CHERYL: They would like to see the Rockhill Creamery be involved and Scott Bennett left a message but not heard back from them. He did not want to list them without their approval.

JEFF: Work with Terrie (Wierenga) as she has overseen the Harvest Market in the past.

MAYOR: Yes, get with Terrie. She has a great relationship with the Schropp's.

CHERYL: Sharik (Peck) will be doing an activity with his business. They would like five to ten local businesses to be involved. Logan City has decided to join the program as well.

A motion to join the Cache Valley Unplugged Program was made by Jeff, seconded by Brad and the vote was unanimous.

Yes Vote: Jensen, Erickson, Young, Peck, Thatcher

No Vote: None

JEFF: I will have Terrie put the link on the City website as well.

FINANCIAL REPORT

JUSTIN: Property tax of \$24,281 was collected in January. Class C Road Funds of \$19,761 were collected in January as well. The last RAPZ tax reimbursement request for the Nature Park was submitted and has been received in February. The Nature Park has been reimbursed in-full by the County.

MAYOR: Other than the remaining balance at Cub River, on the playground award, all of the other projects have been paid out?

JUSTIN: Correct. This year has been a different year in the number of bounced checks or checks returned for insufficient funds. Right now I have \$3,781 in outstanding bad checks.

Normally that amount never exceeds \$1,000. I am not sure why either. Even during the bad recession years I never had this many bad checks in one year. Just a reminder about the Collins agreement and that they are subcontractors and not paid as an employee. They are paid through the Building Department through March and then their payment will come from the Parks Department. Terrie (Wierenga) asked for an update on the remaining balance that can be spent on the Library renovation project and I will provide her that number. I have talked to Mayor Hall and we have decided that no matter how much the remaining balance is on that project that we will get new carpet in the Library. Cheryl, Terrie and Juliene (Parrish) will work on getting some bids on the carpet. The EMT's are busy doing training as they spent about 50% of their training allocation last month. The approved budget transfer of an additional \$2,500 from the General Fund to Cub River has been made and you can see that the City has put \$10,000 into the Cub River Sports Complex Fund this budget year. There is approximately \$11,450 left of RAPZ tax funding that can be spent on the playground project at the sports complex. There was \$1,112 in interest collected on the remaining water project bond proceeds in January. Depreciation for July through December has been added in. The majority of the depreciation in the sewer fund is the MBR plant. On the balance sheet, Line Item 1118, (Market Interest – Sewer Improvements) currently shows a balance of \$358,248 at the end of January. That account is now zero. Marlowe has submitted two additional draws on the grit removal project and those draws paid out the remainder of the available funds. The rest of the expense of that project will be paid by the sewer fund. Marlowe told me that the remaining balance that will be paid by the City is around \$45,000. The amount remaining in bond proceeds on the water tank project is \$2,582,298.

PAUL: The Lion's Club had asked about the possibility of a fence around the Nature Park, something natural looking. We will have to see from a budgetary perspective what we can do, if anything.

COUNCIL MEMBER REPORTS

PAUL: Each of you has a copy of the bid from Top Job Asphalt for the crack sealing project. The purpose in doing it now is to help avoid the rough edges. When it is hot outside the asphalt pulls apart. If the crack sealing is done now, while it is cold, it can get in the cracks and help to prevent the rough edge from the wheel on a car. It will help to reduce friction. We are doing the crack sealing at a different time of year than normal. There is eight or nine areas we will focus on. I will be meeting with Norton (Thurgood) in early March to review our pothole situation and several sections of road. Some areas might need to be removed and replaced. We will for sure be using all of our Class C Road Fund allocation. I will have a better idea of the areas we will repair in my next report in a couple of months. The Nature Park is almost completed and all of

the RAPZ tax funding has been spent. When the ground stops freezing we can connect the sewer and open the restroom.

SCOTT BALL: The only thing left to do is pull the electrical wire and hook it up.

PAUL: At Cub River, the playground has been installed and it looks very nice. There are just over \$11,000 left of RAPZ tax funds for that project. I will meet with Jeff Hall who is the new representative for Cub River for the Lewiston City Council. The intent with the remaining funds is to protect the area. After we determine a course of action I will bring it to the Council for approval.

JEFF: We need to find a way to get the kids to the playground safely where there are so many cars there. Parents fear what they cannot see.

PAUL: We have discussed a fence and a buffer area. There has been a discussion on a fence, concrete slabs for the tables and adding some trees. We will need more than \$11,000 to do what we need to do to finish the project but hopefully we can get some donations. We need to devise a way to take a sidewalk to the playground. There is only one sidewalk right now and it takes people to the center of the complex.

JEFF: We have nothing to stop little kids from running through the parking lot to get to that area.

PAUL: We can pull the buffer zone even further to the south, if needed.

CHERYL: Won't that take up some of the parking area?

PAUL: Yes, but there is significant parking out there.

BRAD: There is not enough parking during the soccer season.

JEFF: I want everyone to see the area. I took my wife out to see it and her first concern was safety. The fear is that the little kids will sneak off to play while the bigger kids are playing soccer and the parent is focused on the soccer game. I don't know what the right answer is.

BRAD: There needs to be some parental responsibility.

CHERYL: If there are safety issues or concerns nobody will use the playground area.

JEFF: I agree, we need to find a way to make sure it is utilized.

PAUL: The intent of the location of the playground area was to not be near the main road. I think there is enough usable space for parking elsewhere.

JEFF: There is not a perfect option. I just want the safety aspect to be a strong point of interest moving forward.

MAYOR: There has always been a congregation of kids in the playground area as in the past they were out there playing on a dirt pile.

JEFF: I don't mind the current location.

PAUL: Visibility and protection are problems.

MAYOR: The Cub River Board can come up with some options and let us know what they think.

PAUL: We are looking at doing another joint RAPZ tax application for Cub River. Last year we received \$75,000. If we were to get another \$75,000 it would be tremendous.

MAYOR: I am going to put another \$10,000 to \$15,000 on the portable grandstand application that is this year's joint application project.

PAUL: I think the proposed fence would make it so the access to the playground would be through the grassy area not the parking lot.

MAYOR: Justin, I would like to get a fencing bid to see how expensive it would be.

JUSTIN: Will do. I will find out from the existing sidewalk up to the area and across the south side of the area.

MARLOWE: Keep in mind that in standard chain link that little kids feet are just the perfect size to allow climbing of the fence.

PAUL: We might end up using the remaining \$10,000 for concrete work.

MAYOR: I think we need a fence to start with.

JEFF: I like the idea of a fence and a sidewalk inside of the fence leading to the area.

PAUL: Is there a culinary water source nearby?

BRAD: There is a drinking fountain on the side of the sidewalk.

PAUL: We would want to run a line as well for a drinking fountain in the playground area.

CHERYL: I would like to thank the Mayor for the State of the City address that he gave. Adrienne Larson is our newest Library Board member and she will be in charge of the Library

lectures. We are hoping to possibly get the Anderson's from Anderson Seed & Garden to come and give a lecture.

MAYOR: Cheryl attended an emergency preparedness expo and there was a gentleman there that put on a presentation. After the presentation he then offers first aid kits for purchase. I am wondering about having a presentation here in Richmond and opening it up to anyone that wants to attend. Possibly have Rocky Mountain Power also attend. Do some fire safety training with our firefighters as well as some EMT training. We have never done anything like this before.

JEFF: I like the idea.

BRAD: So do I, I think we should schedule a time.

MAYOR: I think we should come up with a date and then talk to this gentleman and see if it fits his schedule. We would work with our Fire Department and see where it goes.

JUSTIN: Would it be feasible to tie it into Black & White Days?

MAYOR: This expo could assemble in the Community Building after the breakfast in the morning.

JEFF: The problem during Black & White Days is the Fire Department will be helping in several different places.

BRAD: We would have a limited number of volunteers during Black & White Days for sure. They are already committed to helping in other areas.

PAUL: What about at the City party or movie in the park?

CHERYL: I think we should ask the gentleman that would put on the presentation when he is available.

MAYOR: We can discuss the date at the next City Council meeting.

BRAD: As we all know, Fire Chief Lyle Bair resigned as the Chief recently. Lyle was awarded a plaque of service earlier this evening. Lyle is the first Chief, in a long time that resigned as the Chief and still stayed on the Department as a member. I hope that continues in the future. It is hard when experienced trained people leave the Department. I will explain the process we have gone through in selecting a new Chief. We posted an application in the Fire Station and let all of the Department's members know via email about the vacancy. Four people applied for the position of Fire Chief. We had interviews scheduled for last Thursday and one of the candidates withdrew that evening. The Mayor, myself and Paul interviewed the other three applicants and

then discussed the applicants. We had some really good qualified people apply. It was nice to have some choices of some good volunteers. The applicant I would like for the Council to consider to be the new Fire Chief is Dennis Wood. Dennis showed us his qualifications and credentials from his last 18 years of service. He has been part of the City's Department for just over two years. I was introduced to him during the time when the Fire Station was being remodeled. A lot of members of the Department helped with the labor for that project. Dennis was selected based on experience and his ideas of how to handle and do things with the Department moving forward.

DENNIS WOOD: I appreciate the opportunity to serve the community. I love to be part of the Department and serve. I am hoping to continue on with what Lyle has built to this point. I know we have a strong team and I want to have a strong team in place.

MAYOR: I echo Brad's comments and appreciate everyone that applied. Dennis did great during the interview process.

PAUL: Dennis, please share two or three things you hope to bring to the Department or do moving forward that you discussed in the interview process.

DENNIS: I think it is important how we dress. We need to dress professionally and act professionally. I want everyone to be a team player. Right now the EMT's have drills on the first and third weeks of the months and the fire fighters on the second and fourth week of the month. I think we need to train together. If we don't train together how can we expect to work together in the field. My long term goal would be to upgrade some of the equipment. Some of the equipment is decades old. We can apply for grants like we did with the tender.

PAUL: You also discussed recruiting for the Department.

DENNIS: We need a younger base in the Department. Right now it is hard to get a younger base as people are going on missions at age 18. We need more 20 to 25 year old men and women. We need to get younger people involved and excited to volunteer for the community. We need young people to be there to replace us as we leave the Department as we get older.

JEFF: I have full confidence in the review process and Brad's selection for Chief. I am excited to see the changes. Change brings new things and ideas. I am excited to see what Dennis will do. The Department has made great progress in recent years.

A motion to appoint Dennis Wood as the Fire Chief of Richmond City Corporation was made by Brad, seconded by Paul and the vote was unanimous.

Yes Vote: Jensen, Erickson, Young, Peck, Thatcher

No Vote: None

MAYOR: Dennis, we will have you come before the Council quarterly to give us a report of what is going on in the Department. As you assemble your team get the names and thoughts to Brad for approval. Brad can bring them to the Council for discussion. I appreciate you and your family and your willingness to serve.

CHRIS PURSER: Will we be getting new Battalion chiefs?

MAYOR: Dennis can make changes as he sees fit.

TUCKER: Dennis, please get Marlowe your contact information so he can send it to all of us.

MAYOR'S REPORT

MAYOR: Myself and Brad met with LDS Stake President Henderson and he is very supportive of the Parlant System. The City will be working with the Ward Bishops on the data collecting side. I also presented the idea at a recent leadership meeting to the Bishop's. The program is being well received. President Henderson was added to the system and sent a test message to see how it comes across. The system will give the church a tool to work with the community for emergency preparedness as well. There will be an announcement in the City newsletter as well. Flyers will be distributed to the Wards and the database will be put together. The Bishops can involve the Scouts or whoever they choose to help gather the information. The system is not limited to the City boundaries and will include all of those just outside of the City limits as well. All of the local church wards are being included.

JEFF: I heard there was some confusion on the cost. There is not a charge to the church. The church is just helping with the information gathering process.

BRAD: It was also very clear in our discussion with President Henderson that the City database will not be shared with the church and the church's database won't be shared with the City.

JUSTIN: After the forms are gathered and the information entered into the database the flyers will be shredded.

MAYOR: The cost of the system is \$1.75 per household per year but the City is paying the cost. We will be able to save on mailing costs by using this online system rather than mailing everything. It is time to submit RAPZ tax applications and our project this year will be some work at the Black & White Days facility. Jeff is overseeing this project and getting the bids.

JEFF: The biggest part of the project would be pouring new concrete on the south end of the pavilion. It is a cement walkway. Right now it is cement, dirt and mud. It is a big access point for tractors and trucks. It would also be new concrete for the wash rack area as well. The drain system in that area has been replaced in the past.

SCOTT BALL: The new cement would go from the edge of the grass all the way to the sidewalk on State Street.

BRAD: Do we know where the drain goes in that area?

JEFF: I am not sure.

BRAD: We need to find out.

JEFF: I believe it is part of a French drain type system that empties out into the ball diamond field.

PAUL: That would make sense.

JEFF: Another part of the application would be for new portable bleachers. Currently, we have to go and get the bleachers from the American West Heritage Center to use for the horse pulls. They are old wooden bleachers and I am afraid we will damage them and then get hit with a couple of thousand dollar bill. We need to get some new ones that we can move and use. The old grandstand would be redone as part of this project as well. This is basically a 100 year redo of the entire area. Next year is the 100th anniversary of Black & White Days. The foundation and wood underneath the grandstands is in good condition and not rotting. All of the outside wood is in disrepair. We would have a general contractor oversee the project and then have some volunteers help with the labor as well.

JUSTIN: How much is the Black & White Days committee willing to pay financially for this project?

JEFF: Their financial situation will not allow them to contribute any funds. They can help with tractors, labor and equipment as well as manpower. They have a lot they can contribute. They will also help to assemble the bleachers.

CHERYL: Can Park School borrow the bleachers if needed?

JEFF: Yes, we will work with the school and coordinate with others that need them as well. The main focus on the bleachers is the focus of how to safely move them. We don't want to bend or break them.

SCOTT: Weight is not an issue?

JEFF: They are fairly light. Four guys can move the current bleachers. My concern is that tractors moving them around will bend and twist them.

JUSTIN: Is the Committee aware that this project will not happen if the RAPZ tax funding is not approved?

JEFF: Yes, that is correct. Hopefully we will be awarded the funds to help the Black & White Days Committee as the festival is part of our town and history.

MAYOR: The bids must be submitted by March 7th.

JEFF: I have some of the bids and will have the remaining bid to you by the end of the week or start of next week.

MAYOR: Lewiston City approached the City about doing a joint RAPZ tax application as they will not be doing one just for Lewiston City. They would like to do a joint application with Richmond for some bleachers to have out at Cub River. They will be portable and could be used here in the City or at Cub River or at Lewiston City. The County will be made aware that our first choice for approval is the Black & White Days project.

BRAD: Make sure the thickness of the new concrete is enough since the roll on roll dumpster will be sitting on it. The contractor will know the needed thickness if you tell him that a dumpster will be there.

MAYOR: Our next Council meeting will be on March 18th. Tomorrow there is a water hearing on two water applications that the City is protesting. One of the applications is by the ski resort and the other is by the Brooksby family that wants to put four homes up by the location of the new tank and well. Several people are protesting the water applications. Darek and City attorney, Bruce Jorgensen, will be representing the City at the meeting and using an old Court decision as the basis of our argument against the approval.

DAREK: The Court case is from around 1993.

MAYOR: The Court case states that basically there is not any more water in that canyon and that is why we purchased an existing well and moved it. I appreciate Darek and Bruce representing us there. I will be representing the City at a Court hearing in this building on Thursday night at 6:00 P.M. It is in regards to a home that is by the Terrie Wierenga residence. I am not sure how detailed the hearing will get. It is a sentencing hearing as the person has already pled guilty. There will be some testimony from the neighbors. One of the concerns is there is a private driveway and it has been blocked off and we cannot get emergency response vehicles to the home in the middle of the block. That is one of the reasons for the citation. Kelly Smith has been good to work with on this case. There are some neighborly concerns as well.

There are cars parked everywhere. Some run, some don't run, some need repair and there are a lot of people coming and going at all times. There are a lot of concerns with that property. The Sheriff's office and City Prosecutor will be addressing the issue. You each have a copy of the draft minutes and approved minutes from the Planning and Zoning Commission Meeting. We will probably hear from Jon White next month. Please familiarize yourself with that area. The developer has been good to work with. There are some items that the Council will need to address. The developer has met in a pre-meeting with Marlowe and Darek about the proposed subdivision.

TUCKER: For those that want to see the site plan it was included in our January packets. There will be some concerns that the Council needs to address.

MAYOR: Sidewalks, the detention pond and runoff water will be some of the concerns.

PAUL: The issue with the detention pond will be if the City agrees to accept the area or make the developer keep it.

MAYOR: All of the conditions of approval will be discussed.

TUCKER: Some of those issues were discussed and you can see that in the Planning Commission minutes.

DAREK: The last couple of weeks have been spent developing the new well. Pumping it, stressing it and doing a step test. They start pumping at an hourly rate and keep increasing it. The well will recover for a couple of days and then there will be a 24-hour test. There has been more sand than expected in the pumping to this point.

JEFF: Does that mean anything?

DAREK: We need to get the sand out of the formation and it means the water is moving throughout the formation. It would be nice to get all the sand out while their pump is installed. We were pumping it around 500 gallons per minute and things were looking good. The water right allows for up to 640 gallons per minute. We will see what the formation can actually produce. Previously, it was pumping at 1,000 gallons per minute but the water level dropped dramatically.

PAUL: Has the water been sampled?

DAREK: There were not any concerns on the test well. There will be a bunch of water quality samples taken but I don't have a concern about the results. There are not any contamination areas close by.

MAYOR: The well almost doubles the supply coming out of that canyon. Our current allocation is 686 gallons per minutes and this well can pump 400 to 600 gallons per minute.

BRAD: We have the potential to pump from the new well, if needed, but it won't be necessary all the time.

DAREK: In the Spring time, the current flow from the springs runs at about 400 gallons per minute.

SCOTT: Today it was at 415 gallons per minute which is about average for this time of year.

MAYOR: February is normally the lowest time of the year.

DAREK: A month or so ago it was down to 360 gallons per minute. The well right is not being met right now.

The equipment manufacturer will start up and start testing the grit removal system tomorrow at the MBR plant. They expect around two days for the startup process. If there are not any major adjustments it should be up and running at that point.

PAUL: What happens to the grit?

SCOTT BALL: It will go into a garbage can.

MAYOR: One last item. There is an area north of town but just south of Clyde Hendricks and Bob Hugo. There is a dirt road to the south of the property that goes through a City parcel. I am not sure how or when the City got that property. It could be beneficial to the City down the road. The Fuller family owns one lot that is 1.9 acres and the Briggs property is 1.92 acres. Across the street a little ways is an area that is zoned Residential Low Density. The area in question is zoned A10.

MARLOWE: The triangle piece just across the road is zoned A10 as well.

MAYOR: The Briggs and Fuller families would like to rezone the property and sell the property as building lots. There are some issues with a rezone. There are water and sewer issues in that area. The nearest sewer line is to the south quite a ways at the trailer court or they would have to go to the west all the way to White Pine Middle School and connect. There would be several required easements needed and it would be very costly. The cost is a developer issue. Would the Council entertain an idea to rezone that property to RLD? The area is not big enough to farm.

PAUL: It would be better as RE-1 or RE-2.

MARLOWE: We don't have an RE-1 right now.

MAYOR: There is not enough property for RE-2.

TUCKER: Is there a concern where the total acreage is not at least five acres?

MARLOWE: This property is an anomaly and should not have been allowed to sale as it is currently divided. The City zoning ordinance came online in 1973.

MAYOR: There are two newer homes to the north owned by Blauer and Hugo.

PAUL: There are three total newer homes, Blauer, Hugo and Henson.

MARLOWE: Fuller owned both lots at one time and they were subdivided after her death.

BRAD: It is possible to divide a parcel that is zoned A10 but it cannot be built on.

MARLOWE: We could rezone to Residential Low Density. It is in a mixed use residential overlay area in the new General Plan. The new General Plan shows the area zoned as RLD.

JEFF: The request is in line with our General Plan.

MAYOR: The limiting factor is the cost of the water and sewer to get there. Our standpoint is that we could rezone it but buyer and seller beware of the water and sewer issues.

PAUL: Are the three homes to the north on septic?

MARLOWE: Yes, and they are all located within the City limits as well.

PAUL: Where is the closest sewer service?

MAYOR: The closest sewer location is at the trailer court.

MARLOWE: Keep in mind that the lift station at the trailer court is privately owned and not part of the City. The Ripplinger's installed the lift station. I am not sure if the Ed Miller residence is on septic or sewer. The newer home across the road to the west of the Miller residence is on septic.

BRAD: The precedent has been set that all new building goes into the sewer plant.

PAUL: Looking at the Master Plan the request would be consistent.

BRAD: Another option is to leave the current zoning and the area could be sold as pasture land. Right now it is undevelopable property being used for pasture.

MARLOWE: Years ago I was there with Mrs. Fuller and someone else from the then City Council, and told them they could build there with a septic system and a small water line. The

one realtor told me that the potential buyer wants to install a water spout and have animals on the land. The other developer has someone that wants to put up a new residence.

MAYOR: The previous Council cannot tie the hands of the current Council and there is nothing in writing with the Fuller family about a previous agreement. Development has to be done to current City standards.

CHERYL: I know when we bought our place we were told there could be three building lots there but since the road was widened it is no longer possible to do that.

MAYOR: I don't have a problem with the rezone. There is a big cost of development to that area.

MARLOWE: There is an 8" water line in that area.

MAYOR: The sewer is the biggest problem.

MARLOWE: I informed the potential pasture buyer that an impact fee would be owed if water service is established.

JEFF: I think the rezone seems logical based on our General Plan.

MARLOWE: It would take three months at a minimum if they choose to rezone the area. It would go to the Planning and Zoning Commission, require a public hearing and then go to the vote of the Council. The owner was told previously they were allowed to have a septic tank but not now. At that time the statement was valid but we now have to protect the MBR plant and the statement is no longer valid.

MAYOR: How close is that area to a sewer line?

MARLOWE: The existing sewer line is over a block away.

BRAD: They could pump up to 100 East.

JEFF: This is where people get bothered when things change over time and rules and regulations change.

MAYOR: The Hugo home was being built when I came into office and before the MBR plant came online.

MARLOWE: I will inform the realtor's and they can decide what they want to do.

MAYOR: They don't have to make a formal request.

CHERYL: Won't it result in a higher property tax value if it is rezoned?

MARLOWE: Yes.

PAUL: It is interesting, the geometry of all of those lots as they are all about the same size.

MARLOWE: I am not sure if the abandon canal has any claim on it.

BRAD: Just a reminder that storm water goes into that canal.

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

Yes Vote: Jensen, Erickson, Young, Peck, Thatcher

No Vote: None

Allen Rock	1315.36
Al's Trophies	49.95
Altius	1686.37
Bear River Health	40.00
Bridgerland	160.00
Cache Chemical	125.00
Cache County Service Area	15479.35
Cardwell	1697.58
Century Link	471.89
Chemtech Ford	420.00
Coats	108.35
Comcast	228.50
Cove Meadow Farms	720.00
CV Specialty Hospital	68.00
Demco	119.60
Denny's	316.75
Ecosystems	975.44
Follett	149.00
Frank Edwards	147.94
Gordon's Glass	67.00
Hach	97.90
Hyrum City	291.67
Industrial Tool	171.03
Intermountain Workmed	65.00
IPACO	2115.90
Itty Bitty	282.53
JUB	26795.39
KCA Construction	6562.05
L.D.'s	7.26

Lee's	144.47
Library & Educational Services	65.59
Maverik	534.30
Maverik Cemetery	220.83
Micromarketing	22.99
Mike Hall	61.97
Napa Auto Parts	65.88
Rocky Mountain Landscape	500.00
PEHP	94.40
Pitcher Propane	4550.27
Poster Compliance	138.00
Questar	2773.37
Randys	157.48
Remote Control	3045.00
Rocky Mountain Power	9581.92
Safe Choice Electric	220.00
Square One	169.00
Standard Plumbing	42.76
Staples	150.29
Suzie Barrett	43.53
Tamara Hardy	133.44
The Herald Journal	36.37
The Home Depot	217.38
UEN	75.21
Upstart	137.81
USA Blue Book	497.93
Verizon	249.71
VISA	1444.64
Western Construction	5616.00
Wex Bank	176.00
Xerox	530.47
Ytech	1425.00

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

Yes Vote: Jensen, Erickson, Young, Peck, Thatcher

No Vote: None

Adjournment at 9:14 P.M.

RICHMOND CITY CORPORATION

Michael E. Hall, Mayor

ATTEST:

Justin B. Lewis, City Recorder