

SMITHFIELD CITY COUNCIL

JULY 10, 2013

The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, July 10, 2013. The meeting began at 6:03 P.M. and Mayor pro tempore Dennis Watkins was in the chair.

The following council members were in attendance: Dennis Watkins, Barbara Kent, Kris Monson, Jeff Barnes and Brent Buttars. Mayor Simmons was excused.

City Manager James Gass and City Recorder Justin Lewis were also in attendance.

The opening remarks were made by Barbara Kent.

VISITORS: David E. Doxsee, Kelly Cannon (Herald Journal), Russ Elwood, Johnny W. McCoy, Chris Slater (J-U-B Engineers) and David Barnes

APPROVAL OF JUNE 26, 2013 CITY COUNCIL MEETING MINUTES

After consideration, Mayor pro tempore Watkins declared the Consent Agenda approved.

RESIDENT INPUT

Dave Doxsee came before the council to discuss a few items of concern. Dave expressed concern that the culinary water pressure on upper Summit Drive has decreased. He expressed that he used to be able to run the sprinkling system in his front and back yard at the same time but cannot do that anymore. Dave expressed concern that possibly all of the construction in the city has caused a decrease in water pressure. Dave then stated that the water pressure in his area was bad about 14 years ago and then something was done that made the pressure increase. He also stated that water is something we all want and need but that he needs the proper pressure to go with it as well.

Dave also expressed a concern about the city raising the monthly water rate. He stated that 2/3 of the city has irrigation water shares and that the burden is being put on those in the city that don't have irrigation shares. Dave stated he believes that a certain number of gallons should come with the base water fee. Dave stated he thought it would be fairer to change the monthly water fee to be based on whether or not a homeowner has irrigation shares or not.

Dave expressed a need for sidewalks on Summit Drive. He believes it is a very unsafe area to walk. He would also like to see the rounded curves removed as well.

Dave expressed a concern for cars being parked in the front yards of residences for weeks at a time. He believes that house number 200 is now looking like a used car lot. Dave also stated that house number 239 on the corner is becoming a parking zone and that a boat has been parked in the way for days.

Dave also stated that he believes the area between the golf course and the canal should be closed to parking at all times.

Dave then expressed concern that some manholes are a few inches below the asphalt surface and are creating potholes that can damage vehicles.

Dave again revisited his concern about the increase in water rates and stated that those on retirement income don't get raises and that interest rates are almost at an all-time low and that the monthly water rate needs to be reconsidered.

NICK HIDALGO TO THANK THE CITY COUNCIL FOR TUITION ASSISTANCE

Nick Hidalgo came before the council to thank the council and mayor for the tuition assistance that was offered. Nick graduated on July 1st with his degree and stated he wanted to thank the council in person for their help and support. Kris thanked Nick for coming before the council as opposed to writing a thank you card.

APPROVAL OF POLL WORKERS FOR THE AUGUST 13TH PRIMARY ELECTION

After consideration; Mayor pro tempore Watkins declared the Consent Agenda approved.

The following were approved as election judges/workers for the August 13, 2013 primary election:

Diane Weeks, Marilyn Nielsen, Joan Anderson, Jackie Hancock, LaNae Hyde, May Kay Hunsaker, Tammy Jewkes, Marilyn Mecham, Pam Nish and Annette Chambers.

J-U-B ENGINEERS STORM WATER PRESENTATION REPORT

Chris Slater from J-U-B Engineers came before the council to discuss the storm drain master plan that J-U-B has been working on, with the help of the city, over the last six months. Chris came with a presentation of the proposed storm water system and costs to deal with storm water in the event of a major storm.

A map was provided of the area of the city that was included in the plan. Not the entire city is included in the current plan. There is more runoff from developed areas that have homes and roadways. The plan does take into account areas of future development in and out of the city boundaries. The existing storm water system was mapped and a copy of the map of the current system was provided.

The biggest area of concern is where the 24" pipe by Lee's Marketplace is downsized to a 15" pipe. This was identified as the greatest area of concern in the system.

There are several catch basins and detention ponds that currently take some of the runoff water as well and are required for new development. The areas of the system that were included were given a reference number and the higher the number the higher the need for areas that will have

runoff water. Areas with no development will have a much lower number than dense areas that have homes, roads and driveways.

Jeff inquired into why the stake center on 120 South was not included in the study and Jim informed him that runoff from the stake center currently goes into the canal and not the storm drain system. The system was evaluated below the canal.

The proposed plan is based on a storm called the "Farmer Fletcher" storm which is a 1 in 25 year storm that lasts for a one hour period of time and puts down 2.25" within the first 10 minutes of the storm. The study was based to see how this type of storm would affect the system and how the system should be updated to allow for this type of storm.

The model shows which pipes would be full in that type of storm and that the 24" to 15" piping conversion area is a major problem. There would be flooding and backing up of water in that area but the other areas functioned quite well. The plan calls for a change in the pipe and then to save money the creation of some ditches that would then lead to a city detention basin to the west of the city. Jim stated that the 15" pipe that was installed many years ago was adequate at that time but that with growth and changes it is no longer adequate.

The changes by UDOT on the highway have affected the current system as well.

The idea of the new plan is to manage what comes from future development. There are city standards that need to be met. New development areas should detain their own water. Detention ponds should be built as development occurs.

The proposal calls for a new 24" line to be run across the highway and be piped a portion of the way and then in an open ditch until it dumps into a new detention facility that needs to be built.

The system is built to deal with high flows that occur infrequently.

As new development occurs some trunk lines would need to be added.

Brent mentioned a concern of the area behind Chevron. Jim mentioned there is a detention pond there and the new proposed system would pick up that area as well.

Dennis commented that 800 South was relatively flat overall but Jim stated there is actually a good enough grade there for adequate flow.

A concern is there are lots of dead end lines currently and they need to be put into a system that flows them to an area.

Dennis stated that the study does have merit and was wondering if the project should be proceeded with now or in the future. Also, the concern of how to fund the project. Jim stated that the project needs to be worked on now and in the future as development occurs.

The model that has been created was used to help determine pipe sizes and give construction cost estimates. This is just the beginning of the decision process.

Jeff inquired if this was a State of Utah regulation to do this project? Jim stated it was not required by the state.

Dennis commented that half or so of the area in the model is currently out of the current city boundaries. Jim stated that 200 West going westward is all in the county.

The proposed pond would be located on city property that has been owned since the 1970's or so when the city was considering a sewer lagoon system. The area is mainly wetlands and is approximately 20 acres in size. Chris inquired with his coworkers that specialize in environmental concerns if there would be an issue putting more water in a wetlands area during a storm and they commented that if done through the proper channels that it should not be an issue. The city will need to work with the Army Corps of Engineers on the project and make sure that the total amount of wetlands is not decreased. The proposed pond would have approximately a two to three feet tall berm area. The flow into the pond and out of the pond would be restricted.

The storm statistics that were used for this study were a 4% chance storm as opposed to a 1% chance storm that only happens once in 100 years.

Dennis was concerned about liability and wondering if the city would be liable if they worked with the Army Corps of Engineers on this project. Chris stated he did not believe so if the work was done with the approval of the Army Corps of Engineers.

The estimated cost of the system is \$1,725,000 and includes 11 projects. These are cost estimates only and not actual numbers provided by bid. There has been a contingency included in the numbers. Easements would be required for the running of the pipe and open ditch.

Brent inquired if the dirt located in the pond area would be used or if dirt would have to be brought in for the pond berm. J-U-B figured the costs on worst case scenarios and therefore they figured all dirt for the project would have to be purchased. Jim suggested that the dirt removed from the piping and ditch projects could be used for the berm project.

Chris stated that the estimates did include engineering and design costs as well.

Chris also stated it is very important to limit the storm water that is coming off of new development.

Jim explained that many hours had been spent reviewing the plan and also in choosing the storm that was the best representative of what might be seen in the city. Jim explained that the system is quite expensive but would be the backbone of the future system. It is a short and long term project.

Barbara asked for an electronic copy of the presentation to be available for review.

Dennis asked if the costs of this project could be shared with any other fund than storm water and Jim informed him this would only fall under the storm water fund. Jim explained that this is the newest fund and the most challenged fund from a financial perspective.

Barbara asked if there was a storm water fee on new building permits or if an impact fee should be established. Jim informed the council that an impact fee analysis could now be completed since cost estimates are available but that the cost of the analysis would most likely be \$15,000 to \$20,000. Jim reminded the council that impact fees could be used for the project but not to expect that enough fees would be available to make all of the financial commitments of the project. Kris commented that she thought an impact fee analysis would be a good idea.

Jim stated that some of the project could be completed by the public works department but that the majority of the project would need to be completed by private businesses that do this type of work for a living.

Barbara inquired if the county or UDOT would be willing to help on the finances of the project and Jim informed the council this is a Smithfield City issue and would be 100% paid for by the city.

The proposed Storm Drain Master Plan projects are as follows:

1. 24" pipe at 800 South under Main Street, 150 linear feet
2. 30" pipe along 800 South from Main Street to 200 West, 1,900 linear feet
3. 30" pipe along 200 West from 800 South to 1000 South, 1,400 linear feet
4. 30" pipe along 1000 South from Main Street to 150 West, 1,100 linear feet
5. 36" pipe along 1000 South from 150 West to 200 West, 680 linear feet
6. 42" pipe along 1000 South from 200 West to 300 West, 670 linear feet
7. Property acquisition for 15' easement along entire pipe & ditch corridor
8. 30" culverts at all road crossings
9. 30" culverts at all existing property accesses along 1000 South
10. Design and construction of ditch, 6,300 linear feet
11. Construction of detention pond on city property at 1000 South 1200 West

AWARD OF CONTRACT FOR THE PUBLIC WORKS DEPARTMENT LEAN-TO BUILDING

Jim Gass stated that there were five bids for this project. Jim recommended that the low bid be accepted. The biggest factor in getting the project completed will be ordering and receiving the trusses which will take approximately six weeks. Kris inquired if this contractor had been used by the city before. Jim stated that the city had not used this contractor in the past but that public works director Doug Petersen had worked with the contractor in the past. Jim felt that the bid was in line with his cost projections. Barbara liked the idea of using a local contractor for completion of the project.

A motion to approve the contract award for the lean-to building to Willow Valley Construction (Jack LaFollette) in the amount of \$38,142 was made by Dennis, seconded by Kris and the vote was unanimous.

Yes Vote: Watkins, Kent, Monson, Barnes, Buttars
No Vote: None

The bids for the lean-to building project were as follows:

Todd Jensen Construction	\$50,460
Tom Pitcher	\$76,496
Lundahl Building Systems	\$48,525
Ironwood Construction	\$39,614
Willow Valley Construction	\$38,142

AWARD OF CONTRACT FOR STREETS DEPARTMENT SLURRY SEAL PROJECT

Jim Gass stated there are only three companies in the State of Utah that do slurry seal work and that all three had been invited to bid on the project but that only two had submitted bids.

The bids were as follows:

Morgan Pavement	\$33,920.44
M&M Asphalt	\$37,189.88

Jim informed the council that this was a small project this year as many other road projects are happening in this budget year but that the cost was in-line with his cost estimate.

A motion to approve the contract award for the slurry seal project to Morgan Pavement in the amount of \$33,920.44 was made by Kris, seconded by Brent and the vote was unanimous.

Yes Vote: Watkins, Kent, Monson, Barnes, Buttars
No Vote: None

DISCUSSION ON SETTING OF FIREWORKS RESTRICTIONS

Jim Gass informed the council that due to new State of Utah rules that fireworks restrictions cannot be implemented by the local Fire Chief but have to be approved by the city council. The city council is not currently allowed to assign this task to the fire chief. Jim stated he had been in communication with the city attorney and that the city attorney agreed as well and that recent information that he had reviewed agreed that the decision is to be made by the council. Jim stated that the fire chief can make a recommendation to the council but cannot enforce restrictions without approval of the city council.

Fire Chief Jay Downs came before the council to provide some information in this regard. Chief Downs stated that currently the lighting of fireworks is not permitted and won't be allowed again until July 21st through July 27th per State of Utah law. Chief Downs mentioned there had been an incident on Canyon Road and one in North Logan but nothing serious and nothing in Smithfield City. Chief Downs is concerned with the extremely hot weather that the hills are drying up fast and that he believes restrictions are necessary and should be put into place for the upcoming holiday on July 24th.

Chief Downs recommended that the past restriction on 700 East be moved up to 800 East as development has filled in the open areas. Chief Downs would like to see fireworks not be permitted by ravines and up Canyon Road. He suggested that the restrictions go from the south boundary of the city on 800 East to Center Street then north of Center Street on 200 East to the north city boundary.

Kris requested a map of the restricted areas that can be posted and provided to those who inquire. Chief Downs stated a map would be provided and could be put on Facebook and given out as requested.

A motion to restrict the use of fireworks in Smithfield City from July 21 through July 27, 2013 starting at the Smithfield City south city boundary on 800 East, going north to Center Street, from north of Center Street would be restricted above 200 East and extending to the Smithfield City north boundary was made by Kris, seconded by Brent and the vote was unanimous.

Yes Vote: Watkins, Kent, Monson, Barnes, Buttars

No Vote: None

CITY MANAGER REPORT

Jim Gass spoke about Mr. Doxsee's water pressure concerns. The area of concern is in the upper area of that pressure zone. Several years ago the piping was enlarged and that helped with the pressure but simply the elevation in that area causes problems in regards to water pressure. The enlarged pipe did cause the pressure to be more consistent than in the past. The main reason for the increased pressure in that area is when the golf course well is running. The golf course well helped to supplement the reservoirs in the past. This year the golf course well is being run but the water is being put into the Dry Canyon tank instead. The tank has only been kept with about six feet of water in the past but currently is being filled at a higher level. Next year the capacity of the well will be increased and that will help to fill the upper reservoir faster. Elevation will always be a factor in Mr. Doxsee's area.

Jim spoke regarding Mr. Doxsee's comments about splitting the monthly utility bill between those with irrigation rights and those without and explained how difficult that would be to deal with for the city. The current water rate is set for a person with a hookup pays for the gallons used and that is a fair system. Jim also reminded everyone that irrigation water is not free and is still paid for by those with shares even later in the year when water is not available.

Brent Buttars reminded everyone that the city monthly fee is very cheap right now compared to other communities in the valley.

Jim stated he would investigate Mr. Doxsee's pothole concerns as he was not aware of any issues in that area. Dennis commented he was not aware of any pothole issues in that area either.

Jim explained that some roads have been milled and are now waiting for asphalt. There will be approximately a 1 ½" lip until the asphalt work is completed. The areas where the milling and asphalt work are taking place is on 120 South, Maple Drive and an area in the Elk Ridge Subdivision that has some sewer pipe settling issues.

Jim reminded the council that irrigation water use is restricted and that the allowable time is from 6:00 A.M. until 6:00 P.M. and that goes against what everyone has been taught in the past regarding water conservation. The reason it is structured as such is so that not all users are drawing on the system at night; therefore, emptying the system. It is expected that as water flow decreases that additional changes to the restrictions will be happening.

Jim updated the council on the middle pavilion work at Mack Park. The cement pad is being widened by six feet around the exterior to allow for an area to stand and talk. Currently, the pad is full with tables and there is not a standing area. Rain gutters will also be installed and the gable ends will be sided as part of the project. Kris asked if the cement would be cured by Friday night as there would be a movie in the park. Jim commented that it would be and that actually there is a wedding taking place at the pavilion the next day.

Jeff asked Jim if he had any idea what Mr. Doxsee was talking about in regards to rounded curves? Jim stated he was not sure but would check out the area when he was there looking at the pothole concerns.

Jim informed the council that the paving work at the nature park and Mack Park had been completed. The new surface is 10 feet wide and extends along the trail and then up the hill to the top. The long term goal would be to continue the trail up 100 North then go south and tie into the Chateau's trail. That trail comes out on 120 South. Eventually the trail would go from Forrester Acres all the way up to the 120 South Area and a person would never have to leave the trail.

COUNCIL MEMBER REPORTS

Jeff Barnes commented that the fascia and rain gutter work at the tabernacle had been completed. Jim stated that the entire job turned out very nice. Jeff inquired about when the paving would be done on 600 South in the Niederhauser Subdivision. Jim hoped that it would be completed sometime next month. Jeff inquired about the cars that were parked at the Civic Center. Jim commented that one of the police cars would be relocated to the public works building and used for spare parts and the other police car would be auctioned off. Jeff mentioned that there was another car on the property that had not been moved in over a week and should be monitored if not moved. Jeff also asked when the landscaping work by the east entrance of the Civic Center would be completed. Jim stated it would be completed in this budget year and most likely this

summer. The plan would be to have a combination of trees, bushes, sod and xeriscaping. Most likely the xeriscaping would be by the entrance. Jeff commented on the narrow driving area at the Stone Brook Apartment complex. The area by the garages or storage units was quite small and should be reconsidered on future developments. Jim stated that the area was up to code but was not aware that it was that narrow or causing a problem. Jeff was concerned that it would be an issue for any size vehicle except a small car.

Kris Monson informed the council that there will be a movie in the park this Friday, July 12th and the movie will be "The Lorax". Last time over 500 people attended the movie in the park event. The movie would start around 9:00 P.M. Kris also reminded the council about the city half marathon that would be on July 27th.

Barbara Kent commented on the library and how many children are involved in the summer reading program. She also thanked Police Chief McCoy for the report that he had submitted to the council for review. Barbara also commented on safety of the community compared to other areas she has traveled this year. The youth council and senior citizens are taking a break for the summer but will be back going strong in a couple of months.

Dennis Watkins reminded the council that the next council meeting will be on Wednesday, August 14th. Also, there will not be an RDA Meeting this evening as there is not any business to conduct. Dennis stated he did have some concerns about the time allocated for resident input. He appreciates the people that come and comment and encourages people to do so but as it is currently structured there is not time for the council to give a response to inquiries and questions. Also, not knowing what questions might arise, the person making the comments cannot get answers or receive input as the council has not had time to research the issue or question of the resident. Dennis was concerned that Mr. Doxsee had four areas of concern and that they all related to different departments and issues. There is a concern from the council that residents come and make comments and issue questions and then leave before the council has a chance to provide their input or suggestions. Police Chief McCoy expressed concern that he was not sure if he was allowed to comment on Mr. Doxsee's concerns as some of them were already being addressed or looked into but he was not sure if it was appropriate for him to comment at that time during the council meeting. The council agreed that it is at the mayor's discretion to determine how best to handle this issue but that it should be readdressed to make it the best possible situation for both the citizen and the council.

A motion to adjourn at 7:35 P.M. was made by Council Member Monson.

SMITHFIELD CITY CORPORATION

Darrell G. Simmons, Mayor

ATTEST:

Justin B. Lewis, Recorder

**SMITHFIELD CITY CORPORATION
96 South Main
Smithfield, Utah 84335**

AGENDA

Public Notice is given that the Smithfield City Council will meet in a scheduled meeting at 96 South Main, Smithfield, Utah on Wednesday, **July 10, 2013**. The meeting will begin at 6:00 p.m.

Welcome and Opening Ceremonies
Excuse Mayor Simmons

Consideration of the Consent Agenda
Minutes of June 26, 2013 City Council Meeting

1. 6:05 Resident Input
2. 6:10 Nick Hidalgo to thank the council for tuition assistance.
3. 6:15 Approval of Poll Workers for the August 13th Primary Election.
4. 6:20 J-U-B Engineers Storm Water Report Presentation.
5. 6:35 Award of contract for Public Works Department "Lean-to" Building
6. 6:40 Award of contract for Streets Department slurry seal project
7. 6:45 Discussion on setting of fireworks restrictions.
8. 6:55 City Manager Items
9. 7:05 Council Member Reports
10. 7:20 Adjournment

Items on the agenda may be considered earlier than shown on the agenda.

In accordance with the Americans with Disabilities Act, individuals needed special accommodation for this meeting should contact the City Recorder at 792-7990, at least (3) days before the date of this meeting.

Smithfield City Council Meeting Minutes July 10, 2013

Prepared, posted in the City Office, emailed to each Council Member, Faxed & emailed to the Herald Journal, Smithfield Sun, and forwarded to be posted on the City Web Site on 7-08-13, and the Utah Public Meeting Notice website.