

Minutes of Fairview City Council Meeting, Tuesday, January 27, 2015

Minutes of Fairview City Council Meeting held on Tuesday, January 27, 2015, at 7:30 p.m. at 165 North State Street, City of Fairview, County of Sanpete, State of Utah.

Mayor Jeff Cox called the meeting to order at 7:32 p.m. Council Members present were Kenny Cox, Cliff Wheeler, Casey Anderson, and Cody Church. Councilman Bawb Nielsen was excused due to a health issue. City Employees present Bob Bingham, Dave Taylor, and Jan Anderson. Citizens present were Ramon Aaron, Erma Lee Hansen, Robert Worley from Sunrise Engineering, Jesse Ralphs from Sunrise Engineering, Jackson Pemberton, Charlet Pemberton, Debbie Nielsen, Branch Cox, Jim Hewitt, Melissa A Holt, Shaun Kennedy, Katelynne Watts, Kristin Grasteit, Natalie Thompson, Shayne Thompson, Kristen Grasteit, and Thor Grasteit.

Councilman Cody Church offered the invocation and led the Pledge of Allegiance

APPROVAL OF MINUTES:

Councilman Cody Church moved **to approve the minutes from December 17, 2015**. Councilman Kenny Cox seconded the motion. The voting was unanimous in favor of.

PUBLIC HEARINGS/APPEARANCES/COMMUNICATIONS:

Diana Compton – Donation for Cemetery Veteran Flag Project. Tabled until next month-- not sure the dollar amount she is asking for.

Kristen Grasteit – Miss Fairview Budget Discussion. Kristen Grasteit told the Council that the Miss Fairview committee is tired of asking people for money and for donations, and, therefore, they are asking for more help from the City. She stated that it is the same businesses and people that donate every year, and they hate to keep begging for their help. The question was asked if they were asking for more help with the scholarship money? It was the Council's understanding that the girls were to go out and collect money for the scholarship money. Each contestant is suppose to go out and bring in \$100. The Council asked that the girls go out and do their part, and bring in what they can, and then the City will make up the difference. It was suggested that they give the girls a certain number, say three, to contact. They may be able to bring in more than a \$100. Councilman Kenny Cox made the motion **that the City will compensate for the lack of funds the girls do not get for the scholarship money**. Councilman Cody Church seconded the motion. The voting was unanimous in favor of.

Katie Shell – Old Mill Discussion – Possible Use Potential. Unable to come.

North Bend Entertainers – Overview of Sanpete's Got Talent. Unable to come.

Branch Cox – Museum Update. Randy Cox a cousin of Branch Cox has been talking to Bob Graham from the Eccles Foundation. They would like to see the old city hall on center street fixed up and brought back to life. Branch Cox, Dave Taylor, and Don Stewart from the museum board met with Mr. Graham. A few years back, the City and other donators along with several eagle projects contributed to fixing the out-side shell of the building. There is still some stone work and brick work to do. The plan is to finish the building as a mock replica of the old city hall with a counter where they paid their bills, and in the back there will be a class room where they will hold board meetings and other meetings. Another wish they have on their wish list is to connect the north building to the main building with a glass entry way with one door. They would also like to secure the property. They are looking at a million dollars. The Eccles' Foundation is

willing to help. They would like to name the old city hall building after Eda Graham. The museum board is not asking for money or a vote now, but wanted to let the City in on their wish list. They also need the City's support because the City owns the property the buildings sit on and the old city hall. It was asked if the old school is on the historical society-- No.

Ted Olsen – IPP (Intermountain Power Plant) Coal Contract Discussion. There has been a big effort the last four years to extend the life of the project or IPP. The result was a set of documents allowing the project to continue to 2027. The City has allocations out of this plant. California is allowed to use the power. If the City wanted to call back the power, the City could and then just pay what the City uses. It is a unique contract. The problem is that legislation was passed and coal power cannot be used after the contract is up. They want the plant converted over to natural gas. All cities involved with this project have signed the second part of the documents except for a couple of cities in Utah and four cities in California. They have withheld their approval. So the IPP Board did take a position last fall to issue a renewal up to 2027. Mr. Olsen advised the City to let the new set of documents sit and age. The idea is to extend it until 2077. This pending contract is not as rich as the original contract, but it does have some positive effects. Both sides have made some concessions. It was when does the documents have to be signed. The deadline in March. Mr. Olsen stated that the balance of the debt will be retired in 2023. Fairview's share is a couple million.

Sunrise Engineering/Jesse Ralphs – Overview of Hydro Plant/Update on Water Master Plan. The potential for a hydro plant is worth investigating. It takes two components-- water and elevation. The Council received a feasibility analysis overview. If the City is interested, Sunrise can do a feasibility study. The cost to do the study would be \$22,000. Mayor Jeff Cox stated that there is a good chance the City will re-establish the springs, and, if the Narrows Project goes through, it would seem like a good idea to use the water for the plant.

Update on Water Master Plan. Jessie Ralphs from Sunrise briefed the Council on the Water Master Plan Upgrade. He reviewed water rights, source capacity, storage, and distribution system. It is their recommendations that the City look into leasing water for irrigation use, file a non-use on Certificated Hydro rights, follow up on approval for Reuse rights, put in new spring line from springs to tank, redevelop the spring, dig a new culinary well, put a VFD on "new" well to allow variable speed control based on well level, check valve with altitude control valve on Tank 2 (steel tank), and replace 10-inch line from elementary school to 200 west. In the next couple of months, Mr. Ralphs will come back and give present their final recommendations.

REPORTS/ACTION ITEMS – BOARDS/COMMITTEES/STAFF/OFFICERS:

Planning Commission.

Melissa Holt – 145 South State Street, - Business Approval – Healing Hearts Institute. Ms. Holt met with the Planning Commission and has met all requirements and was recommended for approval. The business is alternative healing. Councilman Cody Church moved to approve **the business license for Healing Hearts Institute.** Councilman Kenny Cox seconded the motion. The voting was unanimous in favor of.

Jim Hewitt – 340 East 300 North – Variance Request. Mr. Hewitt is asking for a 4-foot side setback allowance for a carport. The current ordinance states the side set back is 8 feet. There is a power pole on the roadway on the front property line and a telephone pole in the back. If he were to put the carport closer to his home, it would create a problem for emergency access to the back of his property. There is a cement wall with a 3-foot high chain-link fence between him and his neighbor on the east. If the variance is granted, there would be 4 feet 4 inches plus 10 feet between the carport and his neighbor's house. Mr. Hewitt has contacted his neighbor Mark Larsen. He stated that Mr. Larsen was okay with it. Because of the unique circumstance with the power pole and the telephone pole, there is justification for variance. After some discussion and viewing the plans, it was determined that there was justification for a variance. Councilman Cliff Wheeler moved **to approve the variance of a 4-foot side set back.** Councilman Casey Anderson seconded the motion. The voting was unanimous in favor of.

Planning Commission Chair and Co-Chair Approval. The Planning Commission recommended that the City Council appoint Bob St. Jacques as chairman of the Planning Commission with Alyson Lee as co-chair. Councilman Cody Church moved **to appoint the recommended names of Bob St. Jacques as Planning Commission Chair and Alyson Lee as Planning Commission co-chair.** Councilman Kenny Cox seconded the motion. The voting was unanimous in favor of.

Power Department.

Discussion of Substation Location. Mayor Cox would like to have the new substation up and running by the first part of June when school is out. When the change over takes place, the power will be out most of the day-- 8 to 10 hours. The location of the current substation is not the best place for the substation because of the grid. The best design is to move the substation south of town. It would be placed in the southeast corner of where ball fields would be. It will be fenced. Codel will be putting together the bid spec. Next month, a public hearing will be held to get public input on project. There is a chance that there will be bids at that time. It was asked if this will affect the ball fields-- no. Dave Taylor mentioned that this land will need to be surveyed.

UAMPS Smart Energy Program. There have been ten or so citizens who have applied for a rebate through UAMPS. They will take dishwashers, lights, fridges, etc. It is an incentive program to encourage people to be more power conscious and encourages them to use more efficient products. The City's budget portion of this program is \$1,300 a year, but, because of the increased participation, the City needs to consider raising their budget portion. It is a quarterly program. It is easy to apply for. Educating the citizens is key in this program. Councilman Casey Anderson would like to have a blurb put in the newsletter making them aware of this rebate program. Councilman Casey Anderson moved **to increase the budge from \$1,300 to \$2,000 to help with the City's portion of the Smart Energy Program with UAMPS.** Councilman Cody Church seconded the motion. The voting was unanimous in favor of. This increase will be taken out of the electrical department under the expense of purchased power, 5311.481.

Election Notice. This coming November election there will be three council member seats open. Councilman Cliff Wheeler's, Councilman Cody Church's, and Councilman Kenny Cox's terms will be open.

Use of Dance Hall for Blood Drive on February 23, 2015. Kallie Anderson would like to get permission to use the Dance Hall for a blood drive. The Red Cross is asking for help in hosting a special drive because they are experiencing a shortage of blood. It was asked if the City would be willing to waive the fee due to the circumstance.

Councilman Cody Church moved **that the City allow Kallie Anderson the use of the dance hall and to waive the fee for a special blood drive on February 23, 2015.**

Councilman Kenny Cox seconded the motion. The voting was unanimous in favor of.

Property Tax Increase Approval. Mayor Jeff Cox would like to get approval to raise property taxes this next budget year. The problem with not increasing property taxes a small portion at a time every other year, it becomes a bigger burden to the tax payers. Mayor Cox would like to raise property taxes \$2,000 or \$3,000. Councilman Casey Anderson moved **to allow Mayor Cox to move forward in increasing property taxes \$2,000 to \$3,000 this next budget year.** Councilman Kenny Cox seconded the motion. The voting was unanimous in favor of.

INTRODUCTION AND ADOPTION OF RESOLUTIONS AND ORDINANCES:

Resolution No. 2015-01R; A Resolution Changing the Date of Fairview Council Meeting. Councilman Cliff Wheeler moved **to approve Resolution No. 2015-01R, Changing the date of City Council Meeting from the second Tuesday to the fourth Tuesday of each month.** Councilman Case Anderson seconded the motion. The voting was unanimous in favor of.

Resolution No. 2015-02R; A Resolution Changing the Date of Fairview Planning Commission Meeting. Councilman Cody Church moved **to approve Resolution No. 2015-02R, changing the date and time of Planning Commission meeting from the first to the second Thursday of each month starting at 7:30 p.m.** Councilman Cliff Wheeler seconded the motion. The voting was unanimous in favor of.

COUNCIL REPORTS:

Mayor Jeff Cox mentioned that city employee Dave Nuttall had surgery on his angle. He will be out of commission three to four weeks. He will be on crutches for several weeks after that. The city hall is coming along.

Citizen Charlet Pemberton was allowed at this point in the meeting some time. She wanted to brief the Mayor and City Council on a program the Sanpete County Economic Development department is supporting. It is a façade program. It is a three-way match, County, City, and business owner. She would like to have the City earmark \$5,000 in next year's budget. With this money, the goal is to help at least three businesses. Robin Anderson, Time and Again Boutique, received a bid for six new windows and a new awning. It came in over \$5,000. On this project, the County offered over \$900. It was asked how the County comes up with their match. He does it on a case-by-case bases. The idea is to double what the County offers. The Council would like to have a formula in place before they commit. It was asked if the Council could get the same paperwork that the County has for this program. Mayor Cox asked to have Mrs. Pemberton put on next month's agenda. She was asked to bring back more information

along with a game plan. It was stated that the Planning Commission should be involved. Shouldn't they have a plan in place on what the commercial zone should look like. One concern is the yo-yo funding-- does the city need to have a more standard regarding businesses.

Councilman Cliff Wheeler asked how the inventory was coming. The employees have started and are still working on it. Councilman Casey Anderson suggested having Chief Bob Bingham go and take pictures-- maybe a hour here and there.

Councilman Casey Anderson asked about the ticket sale for the 24th of July. It will stay the same-- the last Saturday of June. He also briefed the Council on the meter structure and asked their thoughts on where they would like to see it located-- here at the City's substation or in Mt. Pleasant. It is UAMPS opinion to see the structure placed in Mt. Pleasant where Fairview City begins their measuring of electricity and transmission lines into Fairview.

Councilman Cody Church asked about the maintenance plan for the roads. The plan was to do a third of the City each year. He will get with Dave Taylor and come up with a maintenance plan.

City Employee Dave Taylor briefed the Council in regards to the numbers on the renovation of the old city hall. The stone mason submitted a second bid of \$237,000 which was over and above the original bid of just doing the west side. This additional \$237,000 was to put stone all the way around the building. The idea now is to go with the original bid on the stone. The building would look more like a warehouse than a library if cinder block were used all the way up. The City is looking at different options for the outside walls but the cost is a concern. It was stated that the City can do better. The original bid on the stone is still good. The project will be over budget from the original numbers given to CIB because of having to meet building codes which have changed since the project first started, tearing out the foundation because the original foundation was not safe, and having to add more concrete to the foundation which was not planned for in the beginning.

FINANCIAL UPDATE:

The Council reviewed the budget from the beginning of the fiscal year to the present. They reviewed each department and where they are within their budgets.

APPROVAL OF VOUCHERS:

Councilman Cliff Wheeler **moved to approve the vouchers from December 15, 2015 to January 23, 2015.** Councilman Cody Church seconded the motion. The voting was unanimous in favor of.

ADJOURNMENT:

Councilman Cody Church moved **to adjourn the meeting at 10:25 p.m.** Councilman Kenny seconded the motion. The voting was unanimous in favor of.

City Recorder

Date