

Interlaken Town Council Regular Meeting Minutes
Monday, 04 March 2019, 6:36 PM – 8:22 PM
Town Pump House, 236 Luzern Rd., Midway, UT

1. Call to Order.

Mayor Simpkins called the meeting to order at 6:36pm.

2. Roll Call – Members Present:

Lisa Simpkins, Mayor
Greg Harrigan, Council Member
Chuck O’Nan, Council Member
Sue O’Nan, Council Member

Marge Bowen, Council Member was absent

Tim Bywater, Town Legal Counsel was present via phone
Josh Call, Epic Engineering was present
Susanna Littel, Planning Commission chair was present
Bart Smith, Town Clerk was present

3. Presentations: None.

4. Public Comment.

Sara Hartley, 356 Luzern Way. Sara submitted an email to the council to be read into the record. She voiced her concern about relocating the dumpsters to a site next to the pump house on Luzern. The full letter is attached to these minutes.

5. Consent Agenda: None.

6. Approval of Agenda or Changes.

Motion: Council Member Harrigan moved to approve the agenda.

Second: Council Member Sue O’Nan seconded the motion.

Discussion: no discussion

Vote: The motion was approved with the Council Members unanimously voting Aye.

7. Approval of 02/04/19 Council Regular Meeting Minutes

Motion: Council Member Sue O’Nan moved to approve the 02/04/19 council meeting minutes.

Second: Council Member Chuck O’Nan seconded the motion.

Discussion: no discussion

Vote: The motion was approved with the Council Members unanimously voting Aye.

8. General Plan – Status

The completed General Plan was submitted to clerk Smith. Smith will post the GP online and send out an email to the town.

9. Pump House Generator Project and DPW Dumpster Site

- Josh Call from Epic Engr presented a preliminary plan for a DPW site on Luzern Rd. Here are the main elements of the plan. More details are presented in the attachments to these minutes.
- Site will hold 2 garbage dumpsters and 1 recycling dumpster
- Site will also include 2 bays for salt and equipment storage 15' by 15' each which will be covered
- Two 6' retaining walls will be used behind the dumpsters. Approximately 1,000 cubic feet or 80 truck loads material will be cut out and removed.
- Site will be supported by 6" thick concrete pad to prevent leaching into the water supply.
- There will be a 60" perforated manhole and sump to catch drainage – it will discharge into the ground water. The sump will require regular maintenance. If there is concern about oil spillage, we could install an oil spout.

Josh also presented information about the backup generator project. See the meeting attachments for more information.

Preliminary cost estimates for DPW site construction and backup generator:

- Earthwork - \$7,410
- Sitework - \$16,329
- Stormwater - \$6,500
- Dry Utilities - \$3,500
- Concrete pad for Backup Generator - \$6,500 + generator cost
- Generator Cost - \$22,500 or \$35,530 – both meet state requirements
- Engineering - \$5,000
- Estimate does not include: construction of the retaining wall (only the dig out), annual service contract for the generator, construction of enclosure (if necessary) for the generator, auto-switching for generator (if not included), cost of installing gas and electric to generator, landscaping costs for site.

Total cost of DPW Site: \$38,739.35 + cost of retaining wall, landscaping costs

Total cost of the Generator: \$29,000 or \$42,030 (depending on generator) + cost of service contract, auto-switching (if necessary), generator enclosure (if necessary).

The estimate for the retaining wall could be as high as \$45,000 for a rock wall. A cheaper solution may be to use gabion baskets or concrete. Harrigan suggested we grade the area above the wall and use just one 6 foot retaining wall and reduce the size of site. Harrigan will contact SuperDave and see if he could get by with smaller bays – 20' total width instead of 30' total. Bart suggested that SuperDave could store his skid steer in another location, uphill from the site. Chuck O'Nan recommended we don't go smaller than 15' by 15' for salt storage in order to back a truck in. Another option – give SuperDave one 15' by 15' bay for salt and just a flat area for rock storage or other materials.

Josh will look into a couple different options for the wall, 1 or 2 tier walls, using different materials – concrete, gabion baskets, with vegetation above the wall. It was also decided that the dumpster area could be reduced to 30' wide for 3 dumpsters, and the salt storage bin area would be reduced to one 15' by 15' area with a roof and a door. The whole site needs to be tightened up, with salt storage next to the dumpsters. Harrigan suggested we hold off on the roof – it could be added later.

Simpkins suggested we look into funding sources – she will research potential grants for the generator, as it's part of our water system. Josh will contact Epic's Mike McCanlis – Epic's grant researcher. Josh will also contact a potential grant writer – someone who only receives payment if the grant is approved. Simpkins noted that we may also be eligible for a Smart Water federal grant for the dumpsters.

10. Financial Matters – Water Billing Update FY2019

Smith reported that we've collected \$120,849.53 in the three batches of water payments. Outstanding receivables are \$50,339.11.

11. Planning Commission – Epic Report and Building Status (see attached report)

There wasn't a PC meeting this month. The PC needs volunteers. Susanna Daines, 324 Bern. Work is continuing slowly.

Howard, 330 Bern. There's an issue with the shear wall behind the house constructed in 2016. Epic has no record of inspection. They suggest we send them a letter at the time the CO is issued and saying that the town never approved or inspected the shear wall and will not accept any liability. Bywater noted that as a general rule governmental entities are immune from this type of claim – inadequate inspections and permitting issues.

Frank, 249 Big Matterhorn. They are scheduling their final inspection for next week. They will receive a temporary CO until the area is properly reseeded and inspected.

Sheldon, 272 Jungfrau. Almost completed, moving towards final inspection.

Southwick, 281 St. Moritz. Have not yet submitted and excavation permit for material transferred from the Sheldons.

McNaughton, 308 Interlaken. Remodel work continues.

The procedure for issuing a CO with outstanding issues is as follows:

1. Once the work to obtain a full CO is completed, the owner contacts the town.
2. The town contacts Epic for final inspection and is billed by Epic.
3. Town bills the lot owner for any remaining balance, and once funds are received, instructs Epic to issue them an unconditional CO.

13. Action Items from this Meeting

Lisa Simpkins

- Research potential grant sources for DPW site and generator.

Susanna Littell

- Research how other towns handle building permit expirations – reach out to Daniel.
- Contact Bob Marshall and see if he'll attend PC meetings
- Track down Nov and Dec PC meeting minutes.

Bart Smith

- Get bids from Epic and another source (Bowen?) for our water rate study.
- Write the Everetts a letter regarding outdoor lighting.
- Email the town a notice about the completed GP and post online. Include a notice that the town is still working on 3 projects for the town: DPW site and dumpster relocation, backup generator for the pump house, and improved internet service. Note that the DPW site and generator are required, because the dumpsters must be moved, and state law requires backup generator support for our water system.
- Contact the Valais HOA regarding prohibited use of our dumpsters.
- Send notice to town asking for PC volunteers.
- Check with new owner of Linette Hatch's house to see what type of remodel he's doing.

Greg Harrigan

- Review DPW plans with SuperDave and Wasatch County Solid Waste.

Chuck O’Nan

- Contact Wes Johnson to find a contractor to repair lower Interlaken Drive.

Josh Call

- Get estimates for the retaining wall, 1 or 2 tier, different materials – concrete or gambion baskets.
- Find out if generators have autostart capability. Get a quote/information regarding enclosures for the generator.
- Contact grant writer.

14. Other Business.

Simpkins received an email from the new president of the BHR HOA asking to set up the joint BHR-Interlaken road committee – 1 member from the BHR HOA and 2 members from Interlaken. Greg Harrigan and Chuck O’Nan agreed to serve on the committee for Interlaken. Bywater noted that the agreement states that the committee meets annually to discuss what needs to be done to the roads.

15. Council Comments.

Chuck O’Nan noted that the road surface is cracking below Edelweiss in the shared BHR section of Interlaken Drive. It needs to be cut out and replaced. Chuck will talk to Wes Johnson to see who might be able to do it.

Simpkins noted that she and Chuck and Sue O’Nan attended open meetings act training with Midway. Materials are available on the Midway website.

16. Adjournment

Council Member Harrigan moved to adjourn the meeting. Council Member Sue O’Nan seconded the motion. The motion passed unanimously. The meeting was adjourned at 8:22 PM.

The next Town Council meeting will be held on Monday, April 1st, at 6:30pm, at the Town Pump House, 236 Luzern Rd.