

Public Hearing – FY2020 and Amended Water Rates
Interlaken Town Council Regular Meeting Minutes
Monday, 03 June 2019, 6:36 PM – 8:38 PM
Town Pump House, 236 Luzern Rd., Midway, UT

1. Call to Order.

Mayor Pro Tem Harrigan called the public hearing to order at 6:36pm.

2. Roll Call – Members Present:

Greg Harrigan, Mayor Pro Tem
Chuck O’Nan, Council Member
Sue O’Nan, Council Member
Marge Bowen, Council Member

Bart Smith, Town Clerk was present

3. Presentations:

Greg Harrigan made an opening statement, stressing the need for further investment in our roads and water system. Major projects ahead for FY2020 include buying and installing a state mandated pump house generator to provide power to the pumps in case of a power failure. The town is also planning for relocation of the dumpsters, from their current place in Valais Park to a site within or nearby the town. In addition, our 40-year-old roads are showing signs of failure and need immediate investment. Our roads and water system are our most valuable assets. The town is in favor of spending valuable resources on our needs, not our wants.

Clerk Smith presented his staff report providing background on the proposed FY2020 budget tentatively approved at the previous town council meeting on May 13, 2019. (See the attached staff report for more detail). Smith also presented a letter of support from the town’s water masters, who discuss the state mandate for a generator as well as individual metering for each pump (see attachment). Smith also presented a chart showing estimates for road repair and maintenance over a ten-year period (see attachment) and a table outlining costs for the DPW (dumpster site) and water system improvements (see attachment).

Both the tentative budget and the staff report have been made public for over two weeks. The purpose of this hearing is to receive public input to the proposed budget. Clerk Smith recommends the council review the feedback from the town and postpone final approval of the budget until after the truth in taxation hearing scheduled for August. The date of the hearing will be decided at the council meeting following this hearing.

4. Public Comment:

Paul Schneider, 336 Interlaken Dr. Paul asked why the town is funding the Water Reserves with only \$5,000 in FY2020, and then \$25,000 in successive years (See appendix A of the staff report). Smith responded that since the pump house generator is being paid for up front, in one fiscal year FY2020, even though the funding is collected over 3 years, FY2020 water system revenue is sufficient for only a \$5,000 contribution to reserves.

Tracy Henry, 328 Bern Way. Tracy asked if the water bond payment funds could be used for roads when the bond is paid off in FY2024. Harrigan responded that water revenue funds cannot be used for the roads, but the town could reduce the water rates after making the bond final payment, and increase Wasatch County taxes, providing more road revenue, but maintaining approximately the same overall tax and water rate burden to lot owners.

Amy Pendleton, 277 Luzern. Amy asked if Midway would pay for road damage caused by work on their sewer system. Harrigan responded that Midway would have to go through the same steps as any party who works in the road right of way and would be responsible for proper restoration of the roadway.

Chris Pendleton, 277 Luzern. Chris asked if there was money in the budget for maintenance of the new pump house generator. Smith responded that there was \$1200 for annual maintenance in the budget (see line item #126).

John Dunty, 331 Jungfrau. John asked if the generator electricals were spec'd by the water masters. He also suggested that the town continue to collect the \$78K after the bond is paid off and continue to contribute to the water system reserves. Smith responded that the water masters consulted licensed electricians while researching the generator.

Paul Schneider, 336 Interlaken. Paul asked if we were going to do hot patches for road repair. Chuck O'Nan confirmed that this is happening soon.

Bob Marshall, 270 Interlaken. Bob asked what the effect would be on the town aquifer once the field below Interlaken will no longer be irrigated. The general belief is that it would have a positive impact.

Jim McCasland, 284 Jungfrau. Clerk Smith read into the record Jim's comments. See the attachments to these minutes. Jim stressed the need for diligent water conservation and discouraged the planting of lawns and other landscaping features that require extensive watering.

Mayor Pro Tem Harrigan asked if there was any further public comment. Having no response, he closed the public comment period.

5. Council Comments: None.

6. Adjournment of the Public Hearing

The public hearing was adjourned at 7:27 pm.

7. Opening of the Regular Town Council Meeting

Mayor Pro Tem Harrigan called the regular town council meeting to order at 7:33pm.

Role Call – Members Present:

Greg Harrigan, Mayor Pro Tem
Chuck O'Nan, Council Member
Sue O'Nan, Council Member
Marge Bowen, Council Member

8. Consent Agenda: None.

9. Approval of Agenda or Changes.

Motion: Council Member Bowen 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.

10. Approval of 05/13/19 Council Regular Meeting Minutes

Motion: Council Member Sue O'Nan moved to approve the 05/13/19 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.

11. Appointment of Council Member Pro Tem

Justin Hibbard was the sole candidate for the position of Council Member Pro Tem. This council seat was vacated by Greg Harrigan when he took the position of Mayor Pro Tem.

The council voted on Justin's candidacy. The vote tally was the following:

Sue O'Nan – Yea in favor of Justin Hibbard
Chuck O'Nan – Yea in favor of Justin Hibbard
Marge Bowen – Yea in favor of Justin Hibbard
Greg Harrigan – Yea in favor of Justin Hibbard

With a unanimous vote, Justin Hibbard was appointed to the position of Council Member Pro Tem. Justin took his position at the table with the council.

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

- **Wilcox**, 333 Interlaken Drive. Ready to excavate.
- **Howard**, 330 Bern. Road repair for damage caused by trenching in the shoulder area begins today.
- **Frank**, 249 Big Matterhorn. Passed final inspection. It appears that the reseeded area is revegetating. They will be issued a CO once they reimburse the town \$214.50 for additional Epic charges.
- **Sheldon**, 272 Jungrau. Permit for excavation across the street was submitted, payment of \$400 made to town. They need to submit before and after elevation drawings.
- **Gladwin**, 267 St. Moritz. Passed inspection.
- **McNaughton**, 308 Interlaken. Passed final inspection.
- **Daines**, 324 Bern. In progress. Shoulder area damage above their lot needs to be addressed. Their silt fence is on the ground.
- **McNaughton**, 308 Interlaken. Passed final inspection.
- **Ball**, 253 Interlaken Drive. Waiting on Epic's approval of engineering work.

Susanna will take photos of the shoulder area before excavation begins at the Wilcox and Ball lots and contact Epic to update the final inspection checklist for completion of a project.

The council recommended Clerk Smith write a letter to the Olivers, lot 14, regarding gravel debris in the roadway from their property. Smith will contact Tim Bywater before sending the letter.

Bob Marshall, planning commission, discussed his research regarding the lifetime of building permits, considering other town's policies. The main criteria seems to be that work on the project must commence within 6 months of issue of the permit. If no work is done for a period of 6 months, they need to notify the town. If they don't notify the town, the permit is cancelled in 2 weeks. A new permit must be issued before continuing work.

Bob requested Clerk Smith reprint copies of Titles 9 and 11.

13. Election 2019

A municipal election will be held on November 5, 2019. Interlaken will have three positions on the ballot – one 2-year position for Mayor and two 4-year positions for council members. Interested candidates must complete a Declaration of Candidacy form and meet with the Town Clerk between May 29 and June 7, 2019 to submit their declaration.

14. Pump House Generator Project and DPW Site Update

The council instructed Smith to contact Epic and have them begin work on the generator pad engineering work. Epic's fee has been reduced to \$1,000 for the design work. Greg Harrigan is meeting Zenger and Paul Berg (Berg Engineering) to discuss Zenger's development plans, and Interlaken's concerns regarding use of the roads – Interlaken Drive, Edelweiss, and Canyon View Drive. We would like unrestricted access to Canyon View Drive. Clerk Smith will join him at the meeting.

15. Road Repair Update

Chuck O'Nan reported that Eckeles Paving is coming on Friday to fix 3 potholes. The council discussed Epic's proposal for a road rate study for \$9,945. Chuck asked if the study included taking core samples to determine asphalt depth, road base condition, and other aspects.

16. Water System Grant Status

Marge's contact is pursuing grant options for the pump house generator. The deadline for grants is September.

17. Amended Water Rate Ordinance – Discussion, Vote to Approve (see attachment)

Motion: Council Member Bowen moved to approve Amended Water Rate Ordinance No.8, which sets base water rates at \$81 per month for connected lots, and lots with active building permits, and sets base water rates at \$68 per month for undeveloped lots.

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

Discussion: no discussion

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

18. FY 2020 Budget – Schedule for Tax Rate Public Hearing and Budget Adoption

The council agreed to hold the Tax Rate Public Hearing and Budget Adoption on Monday August 12, at 6:30 pm.

19. Chipper Day Scheduling

Chipper Day will take place on Saturday 6/22/19. Smith will send out a notice to the town.

20. Previous Action Items. No update

21. Other Business. None.

22. Council Comments. None.

23. Adjournment

Council Member Sue O'Nan moved to adjourn the meeting. Council Member Justin Hibbard seconded the motion. The motion passed unanimously. The meeting was adjourned at 8:38 PM.

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