

**TOQUERVILLE CITY COUNCIL**  
**SPECIAL MEETING Minutes – January 21<sup>th</sup>, 2010**  
**Held at Sunrise Engineering Office, 11 No. 300 West, Washington, UT**

**Council & City Officials Attendance:** Mayor Darrin LeFevre; Councilmen: Lynn Olds, Mark Fahrenkamp, Brad Langston, Paul Heideman; C. Pogue, (Recorder); Sunrise Engrg: Russ Funk, Dustin Shafer.

**5:05 PM – Mayor Darrin LeFevre opened the Meeting and called for continued discussion (from Regular Council Mtg held on Jan. 14,'10.**

**Item #1; Review Project funding and prioritization of City Streets & Water Line Improvements.** Sunrise Engineering (Russ Funk) passed Analysis Sheets on the Proposed Financing Plan. Mayor LeFevre explained there was a major concern about committing the \$75,000 payment of City revenues (B&C Road and the Stormwater Utility) from Council Members after last week's meeting. The funds for this Project are estimated at \$656,402; the City would like to pull back, still using our Impacts (required within 6 yrs) and retaining \$25,000 revenue for annual maintenance.

Lynn Olds stated his concern was not being able to complete the Project requirements (affordable annual payments with City funds); Mark Fahrenkamp added – and with a ten-year commitment. Mayor LeFevre stated the City could bring that number down from the \$1.5 mil to \$813,000; Mark F. – and with the formula to determine (by SF) a rough cost per street with the water fix, then add it up (meeting limits).

Mayor stated they could also take all the curb/gutter/sidewalk (CGS) off Westfield Rd and the downtown streets, and questioned - with that change, could we still do the “loop, Westfield and downtown” with that money? Russ Funk pulled up the screen presentation of the Analysis. Lynn O. said Daren Cottam (excused tonight) would like to keep CGS, and it's true the streets hold up better; yet we see streets all over where they are wide enough to protect the edges - Mike Fahrenkamp agreed. Russ Funk showed a proposed Westfield Rd (Phase 2), leaving CGS on one side (requested from last mtg), and the water line on the north side – leaving one line in.

Councilman Langston asked if it was feasible to put CG without sidewalks to hold streets together? Lynn Olds answered “as a long time resident” and over time we've seen “chip & seal” without CGS; there's no storm water problem. Mayor added there were a few problems on Westfield – by Curtis' property with Sunset coming down and “catching” in two fields, some drainage issues. The good thing with CG is, instead of taking the whole field down to one culvert and draining out at one spot, the CG comes down to one inlet box and possible retention ponds. Russ F. added, there are some BMP structures for separating and filtering; Mayor added just “catch” for oils would do.

Brad Langston asked Russ Funk to confirm the plan (on screen) with CGS on one side? Russ F. answered yes, and costs are “close” on CGS; Mark F. added there's only about \$1 difference per ft between CGS and CG. Discussion continued with the Sunrise Analysis changes (on screen) by Russ F.; showing costs with CGS and water line taken off Westfield, then pull in the (3) intermediate streets (downtown). If we do it with that proposal, with CGS on one side of Westfield, throw in the (3) other roads with CGS on both sides – this totals \$1.7 mil. combined costs.

Paul Heideman commented on the “very few” residents living on Westfield Rd; Russ F. reminded of the CBG requirement for grant funding for low to moderate income families, and if their Board sees open spaces, they worry about controlling those who move into the area with funds available for those lower income people; thus, the 51% required area residents survey was done by the City Council for that lower income majority.

Discussion continued regarding the CGS options; Councilman Olds stated the “flow line” going down Ashcreek at Westfield could have the C&G on the north side, and on the west side down to the Creek, the rest could be asphalted, then C&G on Westfield up to Hwy 17. Councilman Fahrenkamp asked about the water “dumping” into the Creek; Mayor LeFevre added the need for a “retention basin”, plus the “downstream” issues. Councilman Heideman asked if they all agreed they would need C&G in the downtown area? Lynn O. stated he felt this could remain on the south sides, as before.

City Council Special Mtg @ Sunrise Engrg, 1-21-10 (Cont.)

Russ Funk (Sunrise) commented it was brought up at the last Mtg (Jan. 14<sup>th</sup>) that Westfield had a “walkers” safety issue without sidewalks and drivers speeding; Lynn O. added that making it wider with “striping” will protect them. Russ F. stated 36 ft of asphalt is what we have planned now; when we did Enterprise City sewer lines, we put back 19 ft for (2) cars; the 36 ft is fairly wide. Mark Fahrenkamp said 26 ft is comfortable for two cars; Lynn O. added, and without asphalt parking on the road. Mayor LeFevre also stated there was a greater chance of breaking off when wet; with no permitted parking on Westfield, the striping would be a standard taking approximately 14 ft.

City affordability (construction and annual payments) discussion began; Russ F. stated that based on the \$75,000 (payment), and wanting to have sufficient funds (conservative) with the current bids – we have a \$1.4 mil. total. Lynn O. suggested City remove the CGS on Westfield and not commit the whole \$75,000; Councilman Langston asked why we would not commit the \$75,000? Lynn O. answered because it wouldn't leave enough “cushion” for City needs; Mayor added they have waterline breaks, pumps, etc., and we do have reserves in the Water Fund, (less Backhoe purchase) of \$150,000. He continued, if we moved the \$25,000 (retention) up to \$50,000 for City “slush fund”, it still would not cover emergencies; or if Toquer Hts and Cholla Crk had failed lines with “massive pressure” – that \$813,000 in the current “slush fund” would not cover those issues.

Lynn O. said there would possibly be enough funds 4-8 yrs down the road to commit that (\$75,000) again. Brad L. asked what the “track record” has been over the last 10 yrs, how much have we spent – and do we know what that would be the next 10 yrs? Mayor explained in the past (without the Stormwater Fee (SU-\$6), we've held back (or used) about \$10-15,000 for small repairs; there's no guarantee of State B&C (approximate) \$70,000 each year. It could take 15-20 yrs to just get the downtown done with B&C; we have Impacts backed up to use, but the future must rely on our B&C with SU Fees. With past use (as) Pecan with CG and adding Church funds, it was about \$100,000; then fixing Old Church at the Office, including water line (still not totally fixed) was about \$78,000. As you can see – it takes many years to save enough and roads are deteriorating faster than we can replace them. Brad L. asked, then if we commit (x-amount) money for 10 yrs – we're not going to “touch” the other roads? Mark F. replied, we must save enough for maintenance; Mayor added, and line fixes, etc.; (reminding) this fund expenditure comes under Council jurisdiction.

Councilman Olds asked Sunrise (Russ F.) if City were to commit a set amount annually (say approx. \$50,000), how much (costwise) of a project can we do? Russ F. asked how much of the “cash available” do you want to put into it? Mayor added the \$100,000 (\$70,000 B&C & \$30,000 SU) and keeping approx. \$50,000+ back per year. Russ did some (Excel adjusting) to show approx. \$186,000 loan payback; Mark F. stated with that savings, we could do another small street project maybe in two yrs. Brad L. asked about the Phase 2, Westfield Rd (affordability). Russ F. answered that was an estimated \$1.275 mil. cost – you could look to see what you could keep and come back to complete this one – construction is about \$100,000 per road plus contingency.

Mayor stated our main issue is commitment of all B&C, than retaining the “slush” fund; we must also commit the Impacts this year or return them. Russ F. said the Phase 1 design fee reduced to \$20,000 for (3) streets and water line would significantly lower costs along with eliminating some fees as loan origination, environmental, etc.. Councilman Heideman asked about the savings of interest (\$40,000) for a loan of \$186,000; would we save that much by doing Project all at once, rather than “stringing it out”? Russ F. said the bid prices would be a future concern, with economy bringing current lower construction costs, etc., I don't think prices will get better than now; it will go up. Paul H. added his feelings of economy being “stagnate” for a couple years; inflation could come back and be harder to get the loan , - if things stay the same, you get a better bid for a bigger project – generally speaking. Lynn O. said that depends on overhead, etc.; Mayor added if you look at Phase 1, “mobilization” - could be (on a total project) a one-time cost; with just the Westfield Rd Phase, it'll be \$55,000.

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Paul H. asked what if we did this without a loan, sent it out for bid (Engrg one-time cost), then have the work done in phases; Russ F. said you could design the project, then wait to generate funds and go for bid. Paul H. said we have \$813,000 in cash – then \$70,000 per year coming, it may not take us too many years to get that million. Mayor added he didn't know many contractors who would give you a set price for years with (considering) fluctuation; Paul H. said the bid could include inflation.

Dustin S. (Sunrise) asked Russ F. if there's any benefit - or would loan conditions be similar for funding with City participation? Russ F. stated it helps for the (lender) to meet fund requests with commitment to add your funds, keeping you higher in the ratings. You can also have the other issue with the bid process cost going up each bid time; Mayor added, we call that "nickel & diming", and (as Daren Cottam) told us, you get more grant money with greatest commitment of City Funds. Lynn O. added again, you must consider that getting the grant money requires you to get the project done in 5 yrs.

Russ F. asked for comment after changing the analysis to show the total available as \$1.275 mil, showing payment at about \$50,000 – enough to do Westfield Rd. "as is" with CGS on one-side, then take the other \$50,000 in a couple yrs, going back to CDBG for design on the sections eliminated. Councilman Fahrenkamp asked if that would be safe to go for grant to get that done in 5 yrs? Mayor added (with City and all D. Cottam work), after getting to the "B" list we may be on the bottom of the list for a few years; the "A" list is all emergency requests or waiting lists.

Brad L. asked what the estimate would be if you pull out all CGS on Westfield; Mark F. added half the sidewalk could be removed, leaving on one side. Mayor stated he felt the CGS should be on one side helping that drainage issue. Councilman Heideman asked what cost savings were there if Grant money was paid off in 5 yrs - for construction costs? Russ F. said you don't pay Grant money back if construction is complete.

Dustin S. stated with low enough bid on Westfield Rd, you may have enough to go ahead with design on one or two other roads; Mark F. agreed if the Grant money were there, you could go ahead with the smaller streets; Lynn O. also agreed, saying Westfield is going to Peach – or could get to the "top of the hill"; Mayor LeFevre reminded that Grant money needs to go for professional services (as engineering).

Russ F. shows Westfield going to Lake Lane with the water part of the Project, fixing fire flows with some 8" and a 10" line (from Master Plan), making this Impact Fee eligible; if you were to go forward with a loan at \$50,000 (annual) for \$461,000, this would be enough to do entire Westfield Rd with the water lines. What we say (conservatively) moves estimate at \$1.277 mil. – minus current bid price savings (for set items) \$200,000 plus the (set aside) contingency – you may have enough to construct (\$347,000) with right bid prices. This includes CGS down one side of Westfield and the CGS on the other (3) streets; and waiting for bids before you include these (3). If you went for CDBG the design work would be done; Mayor added the concern is still for completion in five years; Lynn O. said with a payback of Engineering Construction Service (CDBG would not accept Project scaled back); Paul H. added we'd just have to build those (1-3) streets in next 5 yrs.

Russ F. said the CDBG also said you could scale back and still meet the 5 yrs; design for full road width, asphalt and CGS – then scale back, after bids, to asphalt and curb without paying back rest.

Mark F. said he didn't see any "storm structures" in this – basically CG; Lynn O. said you may have to run through private property. Russ F. said you can design ditch, manhole with baffles; Mark F. said this could "eat up any contingency" on Westfields. Discussion continued on the lines and connections for property owners paying – as sewer was done. Lynn O. felt they should plan for future; we're talking \$250,000 for that 10" line. Brad L asked about the Water Impacts; Mayor said yes, but not for asphalt - if someone puts in a lateral, they replace the roadway.

Lynn O. questioned that water upgrade to the 10" line; Russ F. replied that is a MP justification for the water Impacts. Mayor stated that \$448,000 is for water; we need to check that fireflow; Russ F. added costs (with 10" out) could be justified.

**Mtg was adjourned at 6:20 PM, consent of Council Members was unanimous.**

The preceding Minutes of the Toquerville City Council Special Meeting will be presented for review and approval – Feb. 11<sup>th</sup>, '10 City Council Meeting:

Approved: \_\_\_\_\_ Dated: \_\_\_\_\_  
Mayor Darrin LeFevre

Attested: \_\_\_\_\_ Recorded and Typed by Carol Pogue  
Carol Pogue, Recorder