

**TOWN OF MANILA PUBLIC HEARING
TOWN OF MANILA MEETING ROOM
145 E HWY 43
THURSDAY, SEPTEMBER 14, 2017 AT 6:30 P.M.**

MINUTES

PUBLIC HEARING: GREEN ACRES SUBDIVISION EASEMENT VACATION- PETITION BY TERRY GROW

PUBLIC HEARING CALLED TO ORDER: The meeting was called to order by Mayor Gretchen Northcott at 6:30 p.m.

PRESENT: Mayor Gretchen Northcott, Council Member Ross Catron, Council Member Greg Scott, Council Member Alan Staggs, and Vicki Walters Deputy Clerk.

GUESTS: Marcus Keller from Zion's Public Finance, Matthew Millis from Zion's Public Finance, Aaron Averett with Sunrise Engineering, Richard Price, Ty Smith, Lenita Steinaker, Karen Perry, Winston & Shirley Slaugh, Benny Bellon, Bob Warren, Carol King, Rex King, Terry Grow, and Jim & Sheila Williams.

GREEN ACRES SUBDIVISION EASEMENT VACATION- PETITION BY TERRY GROW

A petition was brought to the Manila Town Council from the Grow's in January of 2017. There is an old 2 inch water line that runs through the Grow's and Hadley's property. The line is abandoned and the Town Council would like to vacate the easement & have it recorded at the Daggett County Courthouse.

ADJOURNMENT: Council Member Alan Staggs made a motion to adjourn the meeting. Council Member Ross Catron seconded the motion. All were in favor. The meeting was adjourned at 6:37 p.m.

PUBLIC HEARING: TO RECEIVE INPUT FROM THE PUBLIC WITH RESPECT TO THE PROPOSED WATER REVENUE BONDS OF THE TOWN & FACILITIES TO BE FINANCED WITH THE BONDS.

PUBLIC HEARING CALLED TO ORDER: The public hearing was called to order by Mayor Gretchen Northcott at 6:37 p.m.

PRESENT: Mayor Gretchen Northcott, Council Member Greg Scott, Council Member Ross Catron, Council Member Alan Staggs, and Vicki Walters, Deputy Clerk.

GUESTS: Marcus Keller from Zion Public Finance, Matthew Milles from Zion Public Finance, Aaron Averett with Sunrise Engineering, Richard Price, Ty Smith, Lenita Steinaker, Karen Perry, Winston and Shirley Slaugh, Benny Bellon, Bob Warren, Carol King, Rex King, Terry Grow, Jim & Sheila Williams.

Mayor Gretchen Northcott give a brief history explaining the reason for the new water project. About two and a half years ago the Mayor and the Town Council at that time identified two very important projects that had pressing needs for the town. The number one project was the sewer improvement project. The number two project was the water transmission main line. The Town

Council commissioned Sunrise Engineering & they produced two preliminary engineering reports also known as PERs in 2016. These two projects have been a main topic of discussion in the Town Council meetings for two and a half years. Rural development was contacted to see what kind of funding package the town would be able to receive. Rural Development offered the town a 15.5% grant and the rest loan at 2.25% interest for 40 years for the Water Project. The town was offered a 2% grant and the rest loan with the same terms for the sewer project. The Town of Manila decided to reject these funding packages. Even though the sewer project was the number one project; the town started having some major water problems back in April or May of 2017. The 6 inch line that Manila inherited from the Daggett County is 40 years old and started breaking from deterioration and bad bedding. This water line has had 19 water breaks in the last 9 months in this section alone. The main transmission line from Sols Canyon had four major water breaks. Mayor Northcott went in front of the CIB (Community impact board) back in August 2017. The water line has to be repaired there is no other option. This project will cost 1,942,000 dollars. The Town of Manila has put in 50,000 dollars of self participation funds. The CIB board was very generous, and gave the town a 50-50 grant loan split. The loan is \$946,000 at 2.50% for 30 years. Mayor Northcott explained that there may be some rate changes. Aaron Averett addressed the scope and the timeline of the project. Aaron Averett explained that there were 7 contractors that showed interest in the project and 1 low bidder was accepted. The emergency portion was set to be finished in 40 days. Regarding the non emergency portion; the contractors can come back in the spring to finish the project due to bad weather if necessary.

PUBLIC COMMENT:

- William Warren wants to know why the water pipeline wasn't fixed with the last grant money? Mr. Warren thinks that this project should be voted on as an entire town.
- Benny Bellon decided not to make a statement.
- Carol King has owned their property for six years. At one point the water was shut off once a day for a whole week. Carol King explained that they have had terrible water pressure and they keep bottles of water and the tub full to have water on hand.
- Winston Slaugh stated that there were many days without enough water to water their lawn, run the dishwasher or the washer. Winston Slaugh put a watering meter on their line and it went from 0 lbs to 120 lbs in seconds. Sunrise Engineering went out with some technicians and fixed the water pressure problems. Winston Slaugh still cannot run the washer and the hose at the same time. Mr. Slaugh feels this is a fire hazard and that the fire hydrants won't have enough water pressure to fight any fires. Mr. Slaugh supports this project, his only concern is that this is a main transmission line and the cost should be spread to all users; not just the county water users.
- Shirley Slaugh stated that their water situation has been horrible. Mrs. Slaugh thinks that there was somewhere around 16 days that the water had to be shut off because the town was working on the line, plus the day that their water was shut off because the yard was flooded due to a water line break. Mrs. Slaugh supports the water Bond. There have been water issues for the last 20 years she has lived here and she has gone 35 days in a row without water. Shirley Slaugh realizes that there may be a raise in water rates and she doesn't mind unless it's an extremely large raise.

- Lenita Steinaker feels like this is a very urgent problem that the town is dealing with, and if the town can get part of a grant it would be a great thing. Once the rates have been analyzed; they'll have to figure out how much it will cost to run the system, and how much revenue is coming in. Ms. Steinaker doesn't believe they'll raise the county people's rate for where the problem is because if there's a problem up there there's a problem down here. Ms. Steinaker appreciates what the Council is doing and it would be wonderful if these people can have good service.
- Jim Williams lives in the emergency section and for the last 10 to 15 years they have been out of water multiple days out of the year. Jim is concerned about when turning the system off and on there will be a large sediment load. He has replaced all of the plumbing in his house due to the water system and would like the contractors and engineers to take that into consideration.
- Tyrell Smith appreciates the effort. They have had a lot of water problems as everyone else has. Tyrell's family spends a lot of time without water which is hard having a wife and kids at home. It's hard having two; soon-to-be four children and not be able to do laundry, dishes, or give the children a bath. Tyrell appreciates what the town is doing to try and resolve this issue and does support it. It's not just when there are water breaks, there are water pressure problems constantly and all day long. Tyrell's message is: that he appreciates the work that's being done and hopes to have the problems resolved.
- Sheila Williams stated that she appreciates the meeting, but feels like it's a little premature. There aren't enough answers to satisfy a lot of people. Especially in the cost portion of it. More information would have been better. Everyone who's living with the water issues appreciate the effort, but what they would have liked would have been more information which she feels the Town was not able to provide at this point in time.

ADJOURNMENT: Council Member Greg Scott made a motion to adjourn the meeting. Council Member Alan Staggs seconded the motion. All were in favor. The meeting was adjourned at 7:13 p.m.

REGULAR MEETING CALLED TO ORDER: Mayor Gretchen Northcott called the meeting to order at 7:15 p.m.

PRESENT: Mayor Gretchen Northcott, Council Member Ross Catron, Council Member Greg Scott, Council Member Alan Staggs, and Vicki Walters, Deputy Clerk.

GUESTS: Marcus Keller Zion's Public Finance, Matt Millis Zion's public Finance, Jim and Sheila Williams, Aaron Averett, Richard Price, Ty Smith, Lenita Steinaker, Karen Perry, Winston and Shirley Slaugh, Bob Warren, Rex and Carol King and Terry Grow.

PUBLIC COMMENT: Richard Price spoke to the Town Council about the spike in water pressure in Washam, WY. Richard Price has 2 water pressure gauges showing 140 lb of pressure. Mr. Price stated that he's opposed to paying the overages on Mr. Eakins (who could not attend the meeting) account. Mr. Price does not want to have to pay overages due to water pressure problems.

GREEN ACRES EASEMENT VACATION ORDINANCE: Mayor Gretchen Northcott read Ordinance 09-14-17. ROLL CALL VOTE:

COUNCIL MEMBER ROSS CATRON	YAY <u>X</u> NAY ___
COUNCIL MEMBER GREG SCOTT	YAY <u>X</u> NAY ___
COUNCIL MEMBER RANDALL BROWNING	<u>EXCUSED</u>
COUNCIL MEMBER ALAN STAGGS	YAY <u>X</u> NAY ___
MAYOR GRETCHEN NORTHCOTT	YAY <u>X</u> NAY ___

Council member Alan Staggs moved to accept Ordinance 09-14-17 as it has been explained. Council Member Ross Catron seconded the motion. All were in favor. The motion carried.

WATER REVENUE BOND: QUESTIONS AND ANSWERS FROM RESIDENTS:

- Sheila Williams asked what's the rough estimate of the rate raise going to be? How are the engineers and Town going to make sure that sediment doesn't get into their plumbing? Aaron Averett showed Sheila Williams a chart based off of how much the loan is and how many residents there are and what the charges may be. Aaron Averett also explained that the old line would be abandoned, and a completely new line would be installed.
- Bob Warren asked, wasn't this a part of the last project and if not, why? Aaron Averett explained that it was not a part of the last project. The Town had other priorities to take care of at that time, such as the water tank failing. Now that the other sections are fixed and the Town can actually put water in the pipeline without losing it, it's time to fix this section of piping. Bob also asked why this wasn't brought in front of the Town to be voted on. The Mayor explained that this is a Revenue Bond & not a General Obligation Bond. Bob Warren also wondered why the Town residents were never informed. Mayor Gretchen Northcott stated that this is not a new problem. This has been a topic of Town Council discussions for several years. This has been talked about at several meetings and the public are always welcome to attend these meetings.

BID ACCEPTANCE FOR CONTRACTORS FOR WATER IMPROVEMENT PROJECT:

Aaron Averett went over the bids with the Town Council.

Bid Schedules:

EEOPC	VANCON	GREAT BASIN	STUBBS & STUBBS	KW ROBINSON	SCI
1.49 MIL	1.678 MIL	1.488 MIL	1.381 MIL	1.839 MIL	1.141 MIL

Council Member Alan Staggs moved to accept SCI as lowest bidder, and issue a notice of award. Council Member Ross Catron seconded the motion. All were in favor. The motion carried.

COUNCIL MEMBER ROSS CATRON	YAY <u>X</u> NAY ___
COUNCIL MEMBER GREG SCOTT	YAY <u>X</u> NAY ___
COUNCIL MEMBER RANDALL BROWNING	<u>EXCUSED</u>
COUNCIL MEMBER ALAN STAGGS	YAY <u>X</u> NAY ___
MAYOR GRETCHEN NORTHCOTT	YAY <u>X</u> NAY ___

ZIONS PUBLIC FINANCE: MARCUS KELLER & MATT MILLIS

Mayor Gretchen Northcott invited Marcus Keller to help with some financial advisement. Mayor Gretchen Northcott would like to have Marcus Keller go over some of the Town's loans to see if they should be refinanced.

Matt Millis was contacted to help the town with the rate analysis. The time frame for the rate analysis should be no more than 60 days to conduct the study. The cost of the study will be estimated at \$5,000.00 for the water and \$3,000.00 for the sewer.

Council Member Greg Scott moved to fund Zion's Public Finance to do a rate analysis study. Council Member Alan Staggs seconded the motion. All were in favor. The motion carried.

COUNCIL MEMBER ROSS CATRON	YAY <u>X</u> NAY ___
COUNCIL MEMBER GREG SCOTT	YAY <u>X</u> NAY ___
COUNCIL MEMBER RANDALL BROWNING	<u>EXCUSED</u>
COUNCIL MEMBER ALAN STAGGS	YAY <u>X</u> NAY ___
MAYOR GRETCHEN NORTHCOTT	YAY <u>X</u> NAY ___

ENCROACHMENT PERMIT: Mayor Gretchen Northcott discussed that the encroachment permit, should have something about companies getting bonded for bigger projects in case they hit the Town's water lines or any other incidences were to occur.

SUNRISE GIS MAPPING CONTRACT: Aaron Averett told the Town Council that the GIS can be paid for with the new water project funding. Council Member Alan Staggs moved to accept the GIS mapping contract with Sunrise Engineering. Council Member Greg Scott seconded the motion. All were in favor. The motion carried.

COUNCIL MEMBER ROSS CATRON	YAY <u>X</u> NAY ___
COUNCIL MEMBER GREG SCOTT	YAY <u>X</u> NAY ___
COUNCIL MEMBER RANDALL BROWNING	<u>EXCUSED</u>
COUNCIL MEMBER ALAN STAGGS	YAY <u>X</u> NAY ___
MAYOR GRETCHEN NORTHCOTT	YAY <u>X</u> NAY ___

EXECUTIVE SESSION CALLED TO ORDER:

Council Member Alan Staggs moved to go into an executive session to discuss personnel. Council Member Greg Scott seconded the motion. All were in favor. The motion carried.

COUNCIL MEMBER ROSS CATRON	YAY <u>X</u> NAY ___
COUNCIL MEMBER GREG SCOTT	YAY <u>X</u> NAY ___
COUNCIL MEMBER RANDALL BROWNING	<u>EXCUSED</u>
COUNCIL MEMBER ALAN STAGGS	YAY <u>X</u> NAY ___
MAYOR GRETCHEN NORTHCOTT	YAY <u>X</u> NAY ___

EXECUTIVE SESSION ADJOURNED: The executive session was adjourned at 10:41 p.m.

ADJOURNMENT: Council Member Alan Staggs moved to adjourn the meeting. Council Member Ross Catron seconded the motion. Mayor Gretchen Northcott adjourned the meeting at 10:42 p.m.

Gretchen Northcott, Mayor

Marlena Connor, Town Clerk