

**CITY COUNCIL SPECIAL MEETING
JANUARY 30, 2018 – 6:00 P.M.
IONA COMMUNITY CENTER**

PRESENT: Mayor Dan Gubler, Council President Rob Geray, Council Member Kathy McNamara, Council Member Michael Thompson, Public Works Director Zech Prouse, and City Clerk Shara Roberts.

ABSENT: Chief Of Police Karl Bowcutt.

VISITORS: Ted Hendricks, Paul Scoresby, Dave Noel, John Price, Sally Price, Louise Bryan, Mike Bryan, and James West.

General Discussion of the Water System Improvement Project with Greg Hansen: Greg Hansen with Rockwell Homes expressed they are still 100% committed to the original agreement they had previously discussed with the Council which consisted of developing the land contiguous to the City with 110 ½ acre lots with drainage swales. At the time these discussions took place the water connection fee was \$3,000 per lot and Rockwell was willing to pay the lump sum amount up front. Additionally, they were going to cover the estimated cost of \$98,000 for approximately 2,000 linear feet of distribution line on Telford Road to make the connection into the development and bring those distribution lines through the development to Main Street. However, since then the City has increased the water connection fee to \$4,859 which dramatically changes the number for the project.

He provided a handout “Exhibit A” which outlines the detailed costs of the old agreement vs. the new agreement and outlines a difference of \$204,490 in total additional costs to Rockwell. As a result, those numbers leave Rockwell upside down in the project and do not add up for them to be in a position to participate in the project as originally discussed.

As an alternative, Mr. Hansen presented a proposal which from his perspective would generate more dollars to the City and leave them in a position to develop the project within city limits as opposed to Bonneville County. Mr. Hansen suggested 160 1/3 acre lots with curb and gutter instead of drainage swales which would be compliant with the City’s current zoning guidelines. He furthered outlined the City would be responsible for the installation of the distribution line on Telford Road, and Rockwell would not pay the water connection fees up front on the 160 building lots. With the addition of 50 lots it would generate \$242,950 dollars which more than covers the distribution line cost plus interest rates. Overall, he estimates it would save the City nearly \$367,950 on the water system improvement project. Additionally, the City would collect extra water fees per month and additional tax revenue for the duration of the life of those homes.

Mayor Gubler explained to Mr. Hansen the Council is contemplating having a separate well site from the storage tank and asked if they would consider a well site as part of the development or a green space.

Mr. Hansen indicated they could have discussions about the City buying a piece of the land for that purpose.

Council President Geray indicated he remembered in a conversation where Rockwell agreed to provide an additional \$100,000.

Mr. Hansen recalled the additional \$100,000 was the installation of the distribution line on Telford Road.

Director Prouse asked if Rockwell would be willing to do the 1/3 acre lots with swales opposed to curb and gutter as they require more long term maintenance for the City and if that would free up \$100,000 for Rockwell to install the distribution line on 49th. Mr. Hansen indicated it could be a possibility he could take back to his team for negotiation.

Council President Geray expressed concerns with the alternative proposal as it incorporates significant change from what has been communicated to the public in regards to this potential development, and felt the Council as a whole needs to take some time to digest the information before any decisions are made.

Mayor Gubler expressed the Council could consider allowing Rockwell Homes to build under the previous connection fee of \$3,000 since that was the water connection fee during the time these preliminary discussions took place.

Council President Geray clarified with Mr. Hansen that, with the increase in the number of lots Rockwell would not be paying the lump sum of the water connections up front any longer. Mr. Hansen indicated that was correct.

Mr. Hansen expressed again to the Council they are willing to go back and commit 100% to the original agreement which was discussed.

After further discussion, Mayor Gubler directed Clerk Roberts to add this as an item of business for further discussion on the February 20th work session agenda.

Review of the Project Schedule: Mayor Gubler reported as part of the loan agreement with the Department of Environmental Quality (DEQ) the City has to outline a proposed schedule for the project.

Dave Noel with Forsgren Associates provided a proposed project schedule “Exhibit B” for the Council’s review.

Council President Geray expressed he personally would refer to Mr. Noel who is the Project Manager to evaluate what he believes to be a realistic schedule.

After further discussion, Mayor Gubler outlined he just wanted the Council to be aware of the scheduling options, but there is no need for a decision to be made at this time.

Review and Approval of the Amendments to the Facility Planning Study: Mayor Gubler expressed after reading some correspondence from Engineer Paul Scoresby and discussing it further with the Project Engineer Dave Noel he believes the Council will be inclined to continue

down the path of constructing the new storage tank and well on the planned site. There are ways in which the tank can be designed to minimize issues of dead space.

Engineer Paul Scoresby directed the Council to review the last paragraph of his correspondence “Exhibit C”. Mr. Scoresby outlined from his perspective he believes the location of tank and well site will work very well together and referred the rest of the preliminary discussion to Mr. Noel who has been selected as the Design Professional Engineer for the project.

Mayor Gubler outlined it might be wise to incorporate more options into the amendment such as the option to construct the tank further up the hill to reduce concerns of elevation and dead space or incorporate two possible well sites so the City has options as the project progresses.

Council President Geray inquired if Mr. Noel’s concerns were adequately addressed.

Mr. Noel reported he and Mr. Scoresby talked about design options to help alleviate the main concern of dead storage space.

Mayor Gubler entertained a motion. Council President Geray moved to approve the amendments to the facility planning study as presented with the provision of incorporating the amendments as proposed in Exhibit C. Council Member Thompson seconded the motion. Approval of the facility planning study was taken by a roll call vote:

Council Member Geray: Yes

Council Member McNamara: Yes

Council Member Thompson: Yes

Entry of Email Correspondence to the Record Regarding the Appointment of the City Council Vacancy: Mayor Gubler explained he directed Clerk Roberts to send out email correspondence letting the Council know he would like to appoint citizen John Price to the vacant city council seat during February’s regularly scheduled city council meeting. As a result, a discussion was sparked between himself, Council President Geray, and Council Member Thompson. There was no deliberation towards a decision just a simple discussion of their opinion on the appointment. However, after consulting with the City Attorney and for the purpose of remaining transparent he advised the email correspondence be entered into the record.

Mayor Gubler entertained a motion. Council Member Thompson moved to approving entering the email correspondence to the record. Council President Geray seconded the motion. All in favor, motion carried.

Meeting adjourned 7:15 p.m.

COUNCIL APPROVED: February 20th, 2018

Dan Gubler, Mayor

ATTEST:

Shara Roberts, City Clerk