

Date: August 11, 2016  
Time: 6:30 p.m.  
Place: Willard City Hall, 80 W 50 S, Willard, UT 84340  
Attendance: Mayor Kenneth Braegger, Council members Robert Beebe, Mike Crossley, Josh Braegger, and Jared Profaizer; City Recorder Teri Fellenz, City Planner Bryce Wheelwright

Excused: Council member Del Fredde

Others: (see attached for others)

### 1. Call to Order

- a. Invocation
- b. Pledge of Allegiance

2. **Open Comment Period** (Individuals have three minutes for open comments. If required, items may be referred to department heads for resolution. Items requiring action by the City Council will be placed on the agenda for a future meeting.)

### 3. Business

- a. Planning Commission Report

- 1) Ben Quick – Pineview Water – Informational presentation on Secondary Pressurized Water Systems – Ben Quick of Pineview Water and Lee Cammack of JUB Engineering were present to discuss the possibility of a secondary pressurized water system in Willard City. Ben Quick stated he feels he is there to help the Council members look at how the community might benefit from their services. He stated there is a benefit to agriculture and residential in not having to use culinary water for irrigation purposes. He explained Pineview is part of the Weber/Box Elder Conservancy District. He stated there would need to be water shares to become part of the district.

Ben went on to say at this point there is nothing but questions and he doesn't have the answers. He said there would need to be homework done, starting with a feasibility study that would determine infrastructure and cost. It would help determine if there would be 1 or 2 reservoirs, the size of main lines and cost of the project. He explained South Willard recently did a feasibility study. He stated one advantage they had is when the subdivisions were developed the County required the developer to install the infrastructure to Pineview's standards.

Lee Cammack, President of JUB Engineering explained he helped with the South Willard Project and there were challenges. He stated the project was completed one week late due to the contractor underperforming. Ben Quick added there was one neighborhood that lost pressure shortly after the project was completed, which was due to a problem with a gate valve that was paved over and was not letting water through. He also added that with projects of this nature through existing communities they will need to dig up roads and having to replace the road surfaces adds up quickly. The money will be something the City Council needs to decide.

Mayor Braegger asked for more information about the shares and where they

would get them. Ben explained Willard Irrigation Company gets some of its water from Pineview and so shares from Willard Irrigation could be used. He also stated when land enters the district they need water allocated to the land. Council member Profazer asked about the reservoirs. Ben Quick stated they could build smaller reservoirs and also explained there are ways to acquire the necessary water. He stated historically property requires 3 acre ft. per acre of land. They have found that that is probably an over estimation of what is needed. He explained that approximately 67% of the land is irrigable and the other 33% is covered by structures, driveways, etc.

Mayor Braegger asked if it is cost effective to pump. Ben stated it is not as feasible. Lee Cammack of JUB stated some systems they pump to storage and can save on electrical, but it would need to be looked at. He gave examples of some of the other systems where the cost for infrastructure was high up front, but in the long term there were savings. Mayor Braegger stated it is not wise to irrigate from culinary sources if other options are available. Council member Beebe asked about water shares. Ben replied if there are water rights and the ground enters into the district the rights would need to be turned over to the district. Council member Profazer asked what happens if they don't have water shares. Ben answered they try and find them for them.

Ben stated the next step is a feasibility study to find out how much and how many need to participate to build and maintain the system. Resident, Helen Jane Lemon, asked what percentage of water does the Willard Irrigation Company get from Pineview and what percentage comes from the canyon. Ben stated those figures are available; however, he does not have them with him. Additional discussion as held on the South Willard system. He explained in South Willard there are 2 charges a hook-up fee of \$800 for a 1/3 acre lot and an annual assessment of \$200-\$350. Lee of JUB Engineering added it is dependent of how the system is designed. Ben added there are alternatives like lowering the allotments and stated if that is done meters would need to be installed. A discussion was held on meters and who would monitor them. Ben stated they would monitor the meters and explained the best performing meters they have found are about \$800 each.

Ben recapped stating the next step is for the City to find out how much momentum there is and who is interested. Then the feasibility study would need to be done which would be approximately \$65,000.

Council member Profazer asked about running out of water and explained that in 2014 South Willard secondary water ran out early in the season. Ben explained Pineview water is generally shut off at the end of September. He stated they own the bottom 40% of the reservoir. He said they don't want to see farmers affected by water being shut off. Resident Janice Terry asked who does the feasibility study and also referred to recent legislation and asked about metering. Ben stated an engineering firm such as JUB would do the feasibility study. A discussion was held on the probability that the State will eventually require metering for secondary water. Ben noted it would be better to pay the upfront cost to do it at this time rather than wait until it is mandatory. He stated Pineview would own, read, and maintain the meters. A final discussion was held on getting information to the residents to see if there are enough interested in pursuing the option further.

- b. Update on Crown Castle's proposed agreement for granting an easement on city property housing a cellular tower and equipment – No additional information has been received on this item.
- c. Approval of minutes: The minutes of the July 28, 2016, meeting were individually reviewed.

***Council member Crossley made a motion to approve the minutes as written, seconded by Council member Profaizer. The motion carried with a unanimous vote.***

- d. Financial – The vouchers and warrants were presented to the Council for approval. The reports were individually reviewed.
  - 1) Warrants
  - 2) Vouchers
  - 3) Reports

**Public Hearing** – The purpose of the hearing is to take public comment on a proposed increase to the Water Fund 2016-17 Fiscal Year Budget \$75,000 from cash on hand to upgrade the SCADA system and source metering for the water system. The proposed increase in the budget was explained to purchase a new SCADA System with better monitoring capabilities and also source meters to replace inaccurate and non-functioning meters. Mayor Braegger opened the public hearing. No public comment was received.

***Council member Profaizer made a motion to close the public hearing, seconded by Council member Crossley. The motion carried and the public hearing closed at 7:14 p.m.***

- 4) Consideration of Resolution 2016- 11 Approving the proposed increase to the Water Fund 2016-17 Fiscal Year Budget \$75,000 from cash on hand to upgrade the SCADA system and source metering for the water system. – Council member Beebe presented the attached information on replacement pumps and asked if they should add the pump end to the increase. It was discussed and noted it should be a separate increase and noticed separately.

***Council member Beebe made a motion to approve Resolution 2016-11 increasing the Water Fund budget \$75,000 from cash on hand to upgrade the SCADA system and source metering for the water system. The motion was seconded by Council member Crossley and the motion carried.***

***Council member Beebe – yes  
Council member Crossley – yes***

***Council member Braegger – yes  
Council member Profaizer - yes***

#### **4. Department Reports**

- a. Maintenance Department
  - 1) Purchase approvals – Council member Beebe presented a request for approval of \$1534.50 for the purchase of oil to service vehicles.

***Council member Beebe made a motion to approve \$1534.50 for the purchase of oil, seconded by Council member Braegger. The motion carried.***

**Council member Beebe – yes  
Council member Crossley – yes**

**Council member Braegger – yes  
Council member Profaizer – yes**

b. Police Department

- 1) Purchase approvals – Chief Loveland presented a request to for the purchase of two sets of decals at a cost of \$450, installation at \$100 per vehicle and the purchase of lights for the light bar at a cost of \$650-\$700.

**Council member Crossley made a motion to approve up to \$1300 for the purchases. The motion was seconded by Council member Beebe and the motion carried.**

**Council member Beebe – yes  
Council member Crossley – yes**

**Council member Braegger – yes  
Council member Profaizer - yes**

- c. Fire Department – Chief Mund reported the Squad truck had an issue with the wheel and it was repaired at a cost of about \$600. He stated it is still showing an ABS code and they are having it investigated.

**5. Council members**

- a. Robert Beebe – Council member Beebe reported during the last Sewer Board meeting they discussed splitting the difference in the WWTP budget difference. He stated it would be a decrease for Willard and an increase for Perry City.

**Council member Beebe made a motion to decrease the budget for the WWTP by half of the difference in what Willard City and Perry City Councils approved. The motion was seconded by Council member Crossley and the motion carried.**

**Council member Beebe – yes  
Council member Crossley – yes**

**Council member Braegger – yes  
Council member Profaizer - yes**

- b. Mike Crossley
- c. Del Fredde

- 1) Request for 3 names for Committee for Resolution of Proposed WWTP Sewer Budget.

d. Josh Braegger

- 1) Debris Basin Project report – Council member Braegger reported the buildings are ready to be picked up. He discussed the need to get bids on the erection of the building. He reported the bridge will be set in the next two weeks and the restroom buildings also need to be put out for bid.

e. Jared Profaizer

**Council member Crossley made a motion to go into a closed session to discuss pending litigation. The motion was seconded by Council member Beebe and the motion carried.**

**Council member Beebe – yes  
Council member Crossley – yes**

**Council member Braegger – yes  
Council member Profaizer – yes**

**Mayor Braegger, Council members Crossley, Beebe, Braegger and Profaizer, and City Recorder Teri Fellenz remained in the Council chambers for the closed session**

*which began at 7:25 p.m.*

*Council member Crossley made a motion to adjourn the closed session and return to the regular meeting. The motion was seconded by Council member Beebe and the motion carried.*

*Council member Beebe – yes  
Council member Crossley – yes*

*Council member Braegger – yes  
Council member Profaizer – yes*

*The closed session was adjourned at 7:38 p.m.*

**6. Mayor's General Correspondence and Information**

**7. Adjourn: A motion was made by Council member Braegger to adjourn, seconded by Council member Profaizer, motion carried. The meeting adjourned at 7:40 p.m.**

Minutes were read individually and approved on August 25, 2016.