

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
September 24, 2020

PRESENT: David Hair, Daniel Grange, Clay Wilker, Michael Callahan, Pamela June, Ryan Zollinger, Tara Hobbs, Chad Kendrick, Randy Wall, Corey Twedt, Lance Houser, Holly Jaacks, Mary Jo Davis, Lance Zollinger

Call to Order/Roll Call

Mayor David Hair called the City Council Meeting to order for September 24, 2020 at 7:00 p.m. The roll call indicated Mayor Hair and Councilmembers Pamela June, Michael Callahan, Ryan Zollinger, Clay Wilker and Daniel Grange were in attendance. Also, Treasurer Tara Hobbs and Recorder Corey Twedt were present.

Opening Remarks/Pledge of Allegiance

Councilmember Wilker welcomed everyone to the Council Meeting and led all present in the pledge of allegiance. Councilmember Grange then offered a prayer.

Approval of Agenda

The agenda for the City Council Meeting of September 24, 2020 was reviewed.

Councilmember Grange moved to approve the agenda for September 24, 2020.

Councilmember Callahan seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. Recorder Twedt pointed out that the minute approval line was incorrect and should have listed the last meeting minutes as September 10, 2020. (A copy of the revised agenda is included as Attachment “A”.)

Approval of minutes of the previous meeting

The Council reviewed the minutes of the City Council Meeting for September 10, 2020.

Councilmember Zollinger moved to approve the minutes for September 10, 2020.

Councilmember June seconded. Mayor Hair said that there was one correction that needed to be made. On the last page, it said that Logan City had discussed the green waste bin in the wake of the big windstorm. The minutes should say that this was a resident.

Councilmembers June, Grange, Wilker and Zollinger voted yes and Councilmember Callahan abstained.

Public Comment Period

Mayor Hair opened the floor for any public comments. No one signed up for the public comment portion of the meeting.

Report on P & Z Meeting held September 17, 2020

Development Coordinator Randy Wall reviewed with the Council the Planning Commission's draft minutes for the meeting held September 17, 2020.

Sewer Depths

Councilmember Zollinger said that sewer depths had been discussed at the previous meeting in some detail. The question is whether the City should pay more for the overall construction to put in some deeper sewer lines to keep as much as possible using gravity flow or require pumps of some homeowners throughout the City to reduce the depth. The cost of the pumps was estimated between \$4,000 and \$6,000 each, plus the higher electricity cost and ongoing maintenance.

Mayor Hair said that there were concerns with the pumps during power outages. If the power was out for a couple of days, as it was in parts of Utah recently during the large windstorm, there would be 163 homes without power for their sewer pumps. Mayor Hair also discussed the funding from RDA that had been received. The way this was set up is that the loan money on the project is used first. After that, the grant money kicks in. The funding has now been obligated and the amount that has been received should cover the full project, including the deeper sewer lines. Reducing the cost of construction would not result in savings to the City. It would just mean that the City would receive less of the grant money.

Councilmember Grange asked the City Engineer, Lance Houser, what his opinion was and what he would recommend. Lance said that he doesn't like pump stations. Pumps go out at bad times and can be a long-term maintenance problem. He said that he thinks the deeper lines with gravity flow would be better for the City.

Councilmember Callahan asked about the possibility of grouping homes to do less pumps. Lance explained that they have looked into the possibility of grouping. The homes that would require pumps are scattered all over the City. Grouping and adding pumps at strategic locations would not work.

Councilmember Zollinger said that the initial question was if the Council felt that all of the residents should bear the cost of deeper sewer for the few that need it. Councilmember Callahan said that it isn't just a few that need it. With the shallower lines, 23% of the homes would have to put in a pump. Councilmember Callahan said that he had major concerns about the maintenance nightmare with pumps. Councilmember Zollinger said that now that we have a better handle on the funding, it seems that the deeper lines would be better as the cost to the City would be the same.

Recorder Twedt pointed out that if the Council were to decide to go with the deeper lines and the bidding comes in too high and we can't make it work, we would have the ability to go back into design to reduce depths and require pumping to reduce the costs to the City. This would give the City a card to play if needed for cost reduction although he didn't expect this to be needed.

Councilmember Grange asked about how deep the deepest line would be. Lance Houser said that it would be 23 feet deep. There are only two locations in the City that would be deeper than 20 feet with a total of approximately 150 linear feet at that depth.

Councilmember June said that she would expect there to be more pushback and concerns from residents if pumps were required of some and not others. Councilmember Zollinger said that he agreed with the deeper lines as long as there was money in the funding to cover them.

Councilmember Grange motioned to proceed with the deeper sewer lines and stay away from pumping as much as possible as long as there is money available in the funding that has been allocated. Councilmember Callahan seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. (The information from the agenda packet is included with the minutes as Attachment “B”.)

Mayor Hair pointed out that a lot of work and research has gone into this. It has been looked at from every direction and he believes that this is the right decision.

Request for Variance Regarding Development Requirements at Zollinger Complex

Councilmember Zollinger explained that the Zollinger business area is located in the Commercial Zone. When construction is happening in the area for a large warehouse or building you need to pour a lot of concrete and the cement contractor dictates the time of day when it will be poured. In the most recent construction happening there, this has been very early in the morning or in the middle of the night. The Zollingers would like to request a variance to allow for pouring at early hours when it is needed during construction. Councilmember Zollinger explained that there had been a recent complaint.

Mayor Hair said that when it is really hot during the summer on a large project, they have to extend construction times to allow for cement work.

Councilmember Zollinger said that they are not looking to do construction all night long, but there are a few times when the cement work is needed outside of regular hours.

Councilmember Grange said that there are times in construction when you don’t have a choice. If it is a big job, it can’t be done in the middle of the day. He said that a variance should be given on an as-needed basis, but that there are times where there are no other options.

Councilmember Callahan said that two things needed to happen. The City would need to address this right now for the immediate concern at the Zollinger Complex and then review the City Code to see if changes should be made regarding these restrictions in the Commercial Zone. There was some discussion on whether the code should be updated for Residential Zones as well. The consensus was to focus on Commercial for now.

Councilmember Callahan motioned to allow a variance to the Zollingers for construction to be done outside of the hours listed in the City Code for work that cannot be done during regular hours with the understanding that it will be done sparingly. Councilmember Wilker seconded. Councilmember Zollinger noted his conflict of interest. Mayor Hair registered the conflict. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes.

Councilmember Reports and Items for Future Agendas

(A copy of the Councilmember Assignments List is included with the minutes as Attachment "C".)

Councilmember Zollinger asked about the status of the sewer easements. Mayor Hair said that they were progressing, and most had been approved. The next portion of the funding was contingent on completion of the easements. Councilmember Grange asked what else was needed to go out to bid. Lance Houser said that the State has reviewed the plans and the two major things that needed to be finished up was the environmental permit approval and the easements.

Mayor Hair reported that a new complaint had been received today from Brian Munson concerning Stellar Collision Repair. The main issue listed in this complaint was the smell of the paint. This complaint will be distributed to the Council and will need to be reviewed.

Recorder Twedt reminded the Council that there will be fireworks tomorrow evening during the Ridgeline High School homecoming football game.

Recorder Twedt said that the Council should hold a public hearing in October to review expected sewer rate ranges. The consensus of the Council was to schedule this hearing for some time in October.

Recorder Twedt reviewed the dates for the low-income later grant program. He said that they planned to publish information on applying for the grant in the October newsletter as well as putting the information on the website and sending out notice through the City notification system.

Recorder Twedt said that Director Kendrick had finished the walkway around the park and that it had turned out very nice. Director Kendrick said that it was already getting a lot of use and that he felt it was a good addition to the park.

Treasurer Hobbs said that she has received a verbal complaint from a resident expressing concern about people locking their bikes to a no parking sign in the City right-of-way near Ridgeline. Mayor Hair said that he thought this was more of a school issue than a City issue and that the resident should address the concern with the school.

Mary Jo Davis asked when sewer plans for the entire City would be published for review by the residents. It was discussed that updated plans could be available for the hearing in October along with the sewer rate estimates.

Development Coordinator Wall said that there were some things coming up regarding retention ponds and fences that will come before the City Council in a future meeting.

Adjournment

Councilmember Callahan moved to adjourn the meeting. Councilmember Zollinger seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. The meeting adjourned at 7:47 p.m.

NOTICE AND AGENDA

Attachment "A"

Notice is hereby given that the Millville City Council will hold their regularly scheduled Council Meeting on Thursday, September 24, 2020, at the Millville City Office, 510 East 300 South in Millville, Utah, which meeting shall begin promptly at 7:00 p.m. (Please note that all times listed are approximate.)

1. Call to Order / Roll Call – Mayor Hair
2. Opening Remarks / Pledge of Allegiance – Councilmember Wilker
3. Approval of agenda
4. Approval of minutes of the City Council Meeting – September 10, 2020
5. Agenda Items—
 - A. Public Comment Period (2 min/person)
 - B. Report on P&Z Meeting held September 17, 2020 – Dev. Coordinator Wall
 - C. Sewer Depths – Councilmember Zollinger
 - D. Request for Variance Regarding Development Requirements at Zollinger Complex – Lance Zollinger
 - E. Councilmember Reports and Other Items for Future Agendas
6. Adjournment.

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during public meetings should notify Corey Twedt at (435) 881-2669 at least three days prior to the meeting.

This agenda was posted on September 21, 2020 to the City posting locations, the City Website and the Utah Public Meeting Notices Website.



Corey Twedt, Recorder



MEMO

DATE: August 25, 2020

TO: Millville City Council

FROM: Lance Houser, P.E.
Chad Brown, P.E.

SUBJECT: Comparison of deeper trenches versus private and public lift stations

As Millville City prepares to install the sewer collection system, a detailed design and investigation has identified two options that will work for the city sewer system. There are four levels of feasibility for every project, 1) Technical, 2) Environmental, 3) Economic, and 4) Social/Political. Both options are technically and environmentally feasible. However, there are significant economic and social/political feasibility differences. This memorandum summarizes those differences and their benefits and costs. It is intended to provide the Mayor and City Council with the information necessary to discuss and decide the direction Millville City will take.

During the design process, the system was divided into three primary areas: North, Middle, and South. These areas were based on the discharge location into the existing system and natural topographic sloping.

Throughout the design of the system, one of the primary goals was to prevent lift stations for the city and private residents as much as possible. In order to accomplish this goal, it was necessary to map out the septic systems coming from each home based on information from Bear River Health Department as well as communicate with residents and Kyle Hancy, who has installed many of the systems in town. Upon determining the location of sewers exiting the homes using the available information, the sewer laterals were laid out to the future sewer main lines at minimum slopes based on Utah Division of Water Quality Standards (R317). This information was used to define the depths of the sewer mains. Many alternatives were evaluated to minimize the depth of the sewer mains.

As a result, many areas were extremely deep. Table 1 summarizes the depth of sewer lines in each section without the lift stations. This is important because the deeper lines are more expensive to construct. Conversations with local contractors have identified that construction in trenches 16 feet or deeper end up about 25% more expensive per foot in normal soils without utility conflicts and 100% more expensive per foot with utility conflicts. However, in soils that are not stable, such as cobble soils that will not stand nearly vertical, the costs are even higher due to the extra impacts on the roads and other utilities.

MEMO



Table 1. Depths without Lift Stations

Depth Range	Length of Trench for Specified Depth Range		
	North	Middle	South
5-12 ft	17,767 ft	5,408 ft	4,864 ft
12-14 ft	5,922 ft	5,653 ft	5,945 ft
14-16 ft	4,230 ft	3,441 ft	6,756 ft
> 16 ft	3,807 ft	7,866 ft	10,269 ft

Based on these results, we have evaluated what would happen if we were to reduce the trench depths by installing private lift stations or small group lift stations. This alternative required identifying homes that are driving the main lines deeper than 12 feet. Table 2 lists the number of homes identified in each design section.

Table 2. Homes Requiring Lift Stations

Area	Homes Requiring Pump Stations
North	29
Middle	77
South	57

A total of 163 individual homes were identified to need an individual pump station or be placed on group pump stations dispersed throughout the city. There are approximately 700 connections in the city, so this equates to about 23% of the city would need pumps. Many of the impacted homes are much deeper, particularly those on the downhill side of the streets or those that have longer sewer laterals because of the distance of the home from the roads or the locations of the septic tanks behind the homes. However, some homeowners have built their homes lower (for taller basements, views on hill sides, or to reduce the fill on the site).

A final review focused on the benefit of putting in group lift stations rather than individual lift stations while still having a significant impact on the trench depths. This process only identified two locations where group lift stations would significantly raise sewer mains. This would only affect 14 connections. The conclusion is that the group lift stations would not significantly help reduce the sewer main depths. Table 3 on the following page contains a summary of our comparison findings.

Table 3. Comparison of Alternatives

Deeper Trench		Private Lift Stations	
Benefits	➤ Reduced operations and maintenance costs for the city ➤ Reduced maintenance concerns for the individual residents who would require pump stations	Benefits	➤ Reduced construction costs throughout the city and lower monthly payments for all residents to repay bonds ➤ Reduced impacts on the roads and the other utilities during construction ➤ Shallower sewer mains for maintenance access and possible future repairs
Negatives	➤ Higher construction costs initially and higher monthly payments for all residents to repay bonds	Negatives	➤ Higher maintenance costs for those who have lift stations ➤ Increased flooding potential during power outages due to portions of the system not being gravity fed

Councilmember Assignments 2020

Updated 1/9/20

Councilmember Daniel Grange

- Sewer
- Animal Control
- Trails

Councilmember Ryan Zollinger

- Water
- Finance
- Fiber Internet

Councilmember Clay Wilker

- P&Z
- Fire/EMS/Emergency Preparedness
- City Celebration Support

Councilmember Pamela June

- City Events (Millville Days/ Night Out Against Crime, Easter, Christmas, Fair Booth)
- Youth Council
- Mini Miss Millville and Parades

Councilmember Michael Callahan

- Ordinance Enforcement
- Wildfire
- Sewer Support
- P&Z Support