

Mount Pleasant City
115 West Main Street
Mount Pleasant, UT 84647
Phone: 435-462-2456
FAX: 435-462-3199



City Council Minutes
22 September 2020
6:30 p.m.
Regular Meeting

Mayor Mike Olsen
Councilmembers:
Justin Atkinson
Rondy Black
Sam Draper
Russell Keisel
Kevin Stallings

1. Welcome

Mayor Olsen welcomed all to the Regular City Council Meeting.

2. Opening Ceremony

Pledge: Mike Olsen

Prayer: Rondy Black

3. Roll Call

Present: Justin Atkinson, Kevin Stallings, Mike Olsen (Not voting), Russell Keisel, Rondy Black, Sam Draper.

Others in Attendance: Jeanne M Tejada (Recorder), Colter T Allen (Public Works Director), Shane Ward (Power Department), Jakob Botello, Rhett Wilkinson (Sanpete Messenger), Claudia Jarrett, Pam Stoker, Nan Ault (NSSD Superintendent), Robert Worley, and Lynn Beesley (Public Works Foreman).

4. Approval of Agenda Items

Motion: Approve agenda items as written for the Sept 22, 6:30 pm Regular City Council Meeting.

Moved by Russell Keisel

Seconded by Rondy Black

Motion passed unanimously.

5. Approval of Claims and Requisitions

CLAIMS:

Motion: Approve the invoice register dated 9-09-20 to 9-21-20 in the amount of \$252,992.79.

Moved by Sam Draper

Seconded by Russell Keisel

Vote: Motion carried by unanimous roll call vote (**summary: Yes = 5**).

Yes: Justin Atkinson, Kevin Stallings, Russell Keisel, Rondy Black, Sam Draper.

REQUISITION:

Motion: Approve requisition #92120201701 to IRBY in the amount of \$12,950 for primary wire.

Moved by Russell Keisel

Seconded by Sam Draper

Vote: Motion carried by unanimous roll call vote (**summary: Yes = 5**).

Mount Pleasant City
115 West Main Street
Mount Pleasant, UT 84647
Phone: 435-462-2456
FAX: 435-462-3199



City Council Minutes
22 September 2020
6:30 p.m.
Regular Meeting

Mayor Mike Olsen
Councilmembers:
Justin Atkinson
Rondy Black
Sam Draper
Russell Keisel
Kevin Stallings

Yes: Justin Atkinson, Kevin Stallings, Russell Keisel, Rondy Black, Sam Draper.

6. Discussion/Action: Sponsorship of the North Sanpete School District's FEMA Application

NSSD Superintendent, Nan Ault came forward. She presented a plan to mitigate the grass and watering of NSSD property in Mt. Pleasant. There is an application to FEMA for funding. The decision will be made in January. If they get the funding, they will start the project next July. They will completely Xeriscape the High School Property, except for the playing fields which they are looking to put in AstroTurf. It is a 75% grant, that they need to match with in-kind. ¹

Motion: Propose to renew the application for the water conservation project done by the NSSD and we agree to be the sponsoring agency.

Moved by Kevin Stallings

Seconded by Rondy Black

Motion passed unanimously.

Vote: Motion carried by unanimous roll call vote (**summary: Yes = 5**).

Yes: Justin Atkinson, Kevin Stallings, Russell Keisel, Rondy Black, Sam Draper.

7. Public Participation

Pam Stoker came forward. She is concerned with the condition of the City Cemetery. She spoke with the mayor about this situation. She feels it is not being cared for. 1-the grass is dying, 2-dying trees, 3-overrun by thistles, 4-broken headstones. There was a brief discussion about what can be done. The mayor said that he would have a small survey put in the City Newsletter asking the citizens if they feel it's ok for the city to water the cemetery and city park even when there are watering restrictions on for the citizens or if they want the city to follow the same watering restrictions as the citizens.

²

8. Water Funding Presentation

Robert Worley, from Sunrise Engineering came forward. He put together several options. Mr. Worley explained the different options on his handout. (See attached handout) Next step is a decision to roll, or not. He would like the council to sit on it and think about it before they make a decision on which direction they want to go.

¹ See attached handouts from NSSD

² See attached letter from Pa Stoker

Mount Pleasant City
115 West Main Street
Mount Pleasant, UT 84647
Phone: 435-462-2456
FAX: 435-462-3199



City Council Minutes
22 September 2020
6:30 p.m.
Regular Meeting

Mayor Mike Olsen
Councilmembers:
Justin Atkinson
Rondy Black
Sam Draper
Russell Keisel
Kevin Stallings

What's Next?

1-Decide

2-Interim Financing (Bridge Loan)

Council had a brief discussion on what the best option is.

Motion: Accept the RD offer for the Mt Pleasant Treatment Plant and New Well Funding. ³

Moved by Sam Draper

Seconded by Russell Keisel.

Vote: Motion passed (**summary:** Yes = 4, No = 0, Abstain = 1).

Yes: Kevin Stallings, Russell Keisel, Rondy Black, Sam Draper.

Abstain: Justin Atkinson.

*Next step would be to sit down and lay out the process. First things to get rolling is to get test flow going and RFP's out for equipment. They would like to have a work meeting on October 6th at 6 pm.

9. Discussion/Action: Power Department

They have got a lot going on. They are trying to get caught up on tree trimming. Still working with Spring City to upgrade their system. Changed plans with the substation. They are looking to not doing the LTC Transformer, because it is an extra \$100,000. They are looking to go with regulators. This will save some money and it's the ideal situation for the substation right now. He is working on getting quotes.

He gave a report on all the projects they have going on right now. He thanked the council for coming to the Carbon Free Power Project presentation.

He will be meeting with ICP regarding Impact fees.

10. Discussion/Action: Public Works Department

Staying busy. They have figured out their pressure spikes in irrigation. They will be shutting it off October 15. He has a few guys going to the water training in Layton. He will be talking to the water master to see if we can go to 2 days a week watering.

11. Report by City Council Members

Justin Atkinson—he has had many concerns brought to him about the trees on Main Street and State Street.

³ See Mt Pleasant Treatment Plant and New Well Funding Handout

Mount Pleasant City
115 West Main Street
Mount Pleasant, UT 84647
Phone: 435-462-2456
FAX: 435-462-3199



City Council Minutes
22 September 2020
6:30 p.m.
Regular Meeting

Mayor Mike Olsen
Councilmembers:
Justin Atkinson
Rondy Black
Sam Draper
Russell Keisel
Kevin Stallings

He and Kevin need to keep the ball rolling on the things they need to do to improve the park restrooms and other areas of the park. He will investigate some grant applications.
Kevin Stallings—city gave pool passes as a token of appreciation for those who took care of the flower beds.

Spoke with Jolene at the Hardware store. It is already time to be getting our orders in. They will do the hanging pots again, but he would like to recommend some things for the flower boxes. They will explore their options for next year. They will talk with the landscaper for Wasatch Academy.

Russell Keisel—pool is closed until a switch comes in tomorrow. The Recirc pump is down.

Steph reported things are going well with the recreation programs.

Rondy Black—Sewer acoustic mapping still happening? Colter said it is. Twin D will still be coming to camera the north 1/3 of town. They will also be coming to clean and camera Aspen Village.

Sam Draper—Still busy with fires.

Drive through flu clinic is Thursday.

12. Report by Mayor

Stephanie is trying to get John Bradley to come and do a public open house regarding the RAP Tax. They did find out that the tax does not apply to groceries.

13. Adjourn 8:41 pm

Motion: To adjourn.

Moved by Russell Keisel

Seconded by Rondy Black

Motion passed unanimously.

Keep Grass

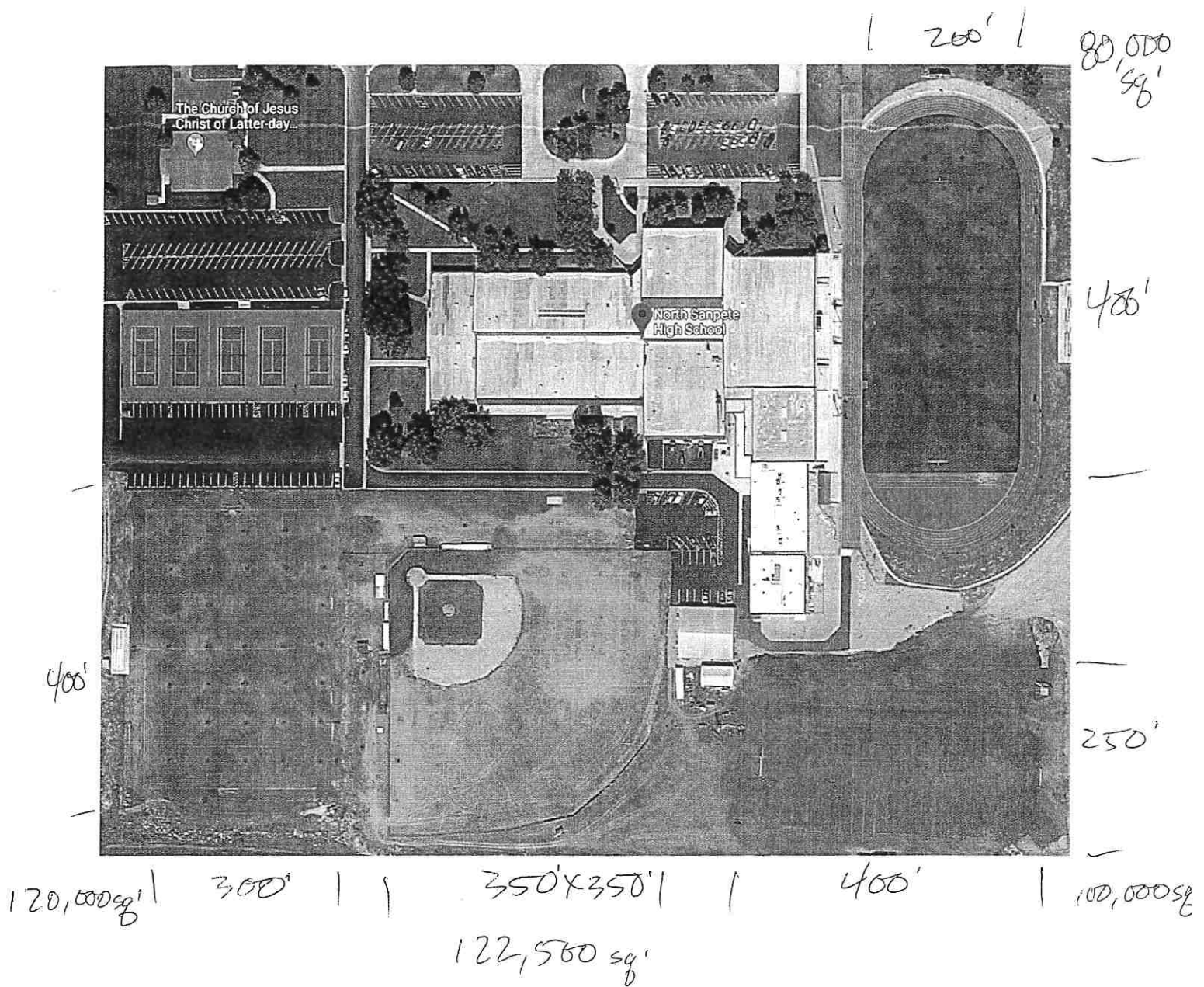


~5 million gallons Xeriscape (No culinary water needed)

~10 million gallons WITH TURF - (No culinary water need during drought)



Jake Powell
Extension Specialist



Fields Total 422,500 ft²
or 9.7 acres

Total Xeriscape Landscaping 600,000 ft²
or 13.8 Acres

Grand Total Watered grounds 1,022,500 sq'
or 23.5 acres

Current Efforts

- 1 – NSHS, built in 1980s with high water demand landscaping, in the second driest state in USA
- 2 – Three of the last five years, irrigation water ran dry in June, so culinary water was used for more of the campus (Sanpete County was most severely affected by drought, see map)
- 3 - In 2017 (see attached), 11.6 million gallons of culinary water were used for fields / grounds
- 4 - Utah High School Activities Assoc. is measuring playing field softness to mitigate concussions
- 5 - Due to drought, culinary water has been stubbed to the practice field, but not yet connected
- 6 – Including culinary water for the practice field, NSHS will consume 15+ million culinary gallons / year total, just to maintain school programs
- 7 - Three years ago NSHS started a fertilization / aeration management plan to save water
- 8 - Mt Pleasant City is in the early stages of an \$18 million NRCS water upgrade project

Protecting **Current** Residents and Property – Drought Mitigation

Action	1 – Design Landscape Plan (Utah State University - Center for Water Efficient Landscaping and Landscape Architecture & Environmental Planning Department) donate plan + matching grant 2 – Update landscape with water efficient plants to save ~5 million gallons of culinary water every year and use irrigation, not culinary water for landscaping (~\$1,000,000 / ~14 acres) 3 – Convert stadium to artificial turf to save 2-3 million gallons of culinary water annually & use for all sports in drought years to save up to 10 million gallons per year (~\$1,000,000) (all sports fields combined total ~10 acres) 4 – Inspire local residents and visitors to save water (local residents & regional teams visit campus every year, plus visitors from across the state also regularly attend events)
How is this NFIB Compatible	N/A
Priority (High, Medium, Low)	High priority for NSHS & Mt Pleasant City (drought is now the rule, not the exemption)
Timeframe (Year)	2020
Potential Funding Sources	FEMA, USU services & matching grant, NSHS / NSSD for remainder of project
Responsible Entity	North Sanpete High School / North Sanpete School District
Estimated Cost	~\$2,000,000
Resources	Local in-kind donations, Wasatch Academy, USU, NSSD Grounds Crew and Mt Pleasant City

Protecting **Future** Residents and Property – Drought Mitigation

Action – same as above	1 – Design Landscape Plan (Utah State University - Center for Water Efficient Landscaping and Landscape Architecture & Environmental Planning Department) donate plan + matching grant 2 – Update landscape with water efficient plants to save ~5 million gallons of culinary water every year and use irrigation, not culinary water for landscaping (~\$1,000,000 / ~14 acres) 3 – Convert stadium to artificial turf to save 2-3 million gallons of culinary water annually & use for all sports in drought years to save up to 10 million gallons per year (~\$1,000,000) (all sports fields combined total ~10 acres) 4 – Inspire local residents and visitors to save water (local residents & regional teams visit campus every year, plus visitors from across the state also regularly attend events)
How is this NFIB Compatible	N/A
Priority (High, Medium, Low)	High – This project alone will offset additional home construction in MP City for several years
Timeframe (Year)	2020
Potential Funding Sources	FEMA, USU (services & grant), North Sanpete School District (plus Mt Pleasant City project)
Responsible Entity	North Sanpete High School / North Sanpete School District
Estimated Cost	~\$2,000,000
Resources	NSSD Grounds Crew (maintain), USU-CWEL (Design Landscaping, plant selection, etc.), FEMA

September 22, 2020

Honorable Mayor Olsen & Distinguished City Council:

I come before you to express my concern for one of our hallmark, historic, and iconic landmarks in our city. It is our Mount Pleasant City Cemetery. My concerns center around the current condition of the grounds, trees, grass, rock wall, and many of the incredibly old and cherished headstones dating back to the 1800's.

This cemetery is a testament to over 1,200 residents whose families have invested in the lots of their loved ones and have relied on a perpetual care fund to maintain the integrity of these sacred plots. There are many residents who frequent the cemetery to walk and reflect on those whose remains are hollowed in this cemetery.

Concern number one:

Sections one through four, the grasses are mostly dead. I understand that watering has been restricted but the condition of the grass has been deteriorating over the last several years. Some spraying and fertilizer would do much to bring a healthy and beloved green back to these areas.

Concern number two:

The trees really need water immediately. Several are dying and will likely be lost forever but my hope is that many more will not be lost and can be saved by applying a deep-water soaking.

Concern number three:

I also note the cemetery (which in the Spring and early Summer is overrun with pot guts) is now a breeding place for thistle. If these thistles are not taken care of now they will spread like wildfire and be an ever increasing problem at the cemetery (similar to the pot guts)!!

Concern number four:

With a just a cursory ride around the cemetery, I note that there are at a minimum "31" old headstones that have been damaged and are in pieces just laying against their original foundations. Additionally, there are many that their bases have been compromised and are in danger of falling off. It is not my belief that this is the result of vandalism but more from a lack of care when mowing the grounds. I understand that the care of a plot is the responsibility of the owner, but who is responsible when the stone damage may be the fault of the city's maintenance practices. And with so many relatives not even alive to offer repair or replacement, whose responsibility is it?

And concern number five:

It is my understanding that the rock wall that surrounds the cemetery was constructed by the CCC. It is also experiencing extreme deterioration, and shouldn't all efforts be made to preserve this iconic and picturesque landmark?

I implore the Mayor and City Council to please take my concern to heart and begin to implement measures to repair, maintain, and preserve this once beautiful cemetery.

Sincerely,

Pam Stoker, Concerned Citizen

Mt Pleasant Treatment Plant and New Well Funding

RD Offer

USRDA Grant	980,000.00	19%	
USRDA Loan	4,219,000.00	81%	
USRDA Loan	\$131,563.14		1.125%
Reserve	\$13,156.31		40 years
Total Expenses	\$ 656,207.12		
Total Number of EDUs	\$ 1,764.00		
Loan Cost per EDU	\$ 6.22	per month	
Average Monthly Culinary Water User Rate	\$ 32.57		
Total Interest Paid	\$ (1,043,525.59)		

Anticipated RD 3 years ago

USRDA Grant	\$ 1,559,000.00	30%	
USRDA Loan	3,640,000.00	70%	
USRDA Loan	\$145,003.89		2.50%
Reserve	\$14,500.39		40 years
Total Expenses	\$ 670,991.94		
Total Number of EDUs	\$ 1,764.00		
Loan Cost per EDU	\$ 6.85	per month	
Average Monthly Culinary Water User Rate	\$ 31.70		
Total Interest Paid	\$ (2,160,155.55)		

Anticipated CIB

CIB Grant	0	0%	
CIB Loan	5,199,000.00	100%	
CIB Loan	\$216,482.14		1.50%
CIB Reserve	\$21,648.21		30 years
Total Expenses	\$ 749,618.02		
Total Number of EDUs	\$ 1,764.00		
Loan Cost per EDU	\$ 10.23	per month	
Average Monthly Culinary Water User Rate	\$ 35.41		
Mt. Pleasant Median Adjusted Gross Income (MAGI)	\$ 41,500.00		
1.75% of MHI Per Month	\$ 60.52		
Total Interest Paid	\$ (1,295,464.19)		

Best Case Scenario CIB 50/50

CIB Grant	2,599,000.00	50%	
CIB Loan	2,600,000.00	50%	
CIB Loan	\$108,261.89		1.50%
CIB Reserve	\$10,826.19		30 years
Total Expenses	\$ 630,575.75		
Total Number of EDUs	\$ 1,764.00		
Loan Cost per EDU	\$ 5.11	per month	
Average Monthly Culinary Water User Rate	\$ 29.79		
Mt. Pleasant Median Adjusted Gross Income (MAGI)	\$ 41,500.00		
1.75% of MHI Per Month	\$ 60.52		
Total Interest Paid	\$ (647,856.68)		

Best Case BWR

CIB Grant	0	0%	
CIB Loan	5,199,000.00	100%	
CIB Loan	\$173,300.00		0.00%
CIB Reserve	\$17,330.00		30 years
Total Expenses	\$ 702,117.67		
Total Number of EDUs	\$ 1,764.00		
Loan Cost per EDU	\$ 8.19	per month	
Average Monthly Culinary Water User Rate	\$ 33.17		
Total Interest Paid	\$ -		