

MAYFIELD TOWN COUNCIL MINUTES

Regular Meeting

September 8, 2021 7:00 PM

Mayfield Town Hall

Councilmen attending:	Steve Anderson Mayor, Mike Bennett, Jake Dyreng, Aaron Peterson
Councilmen excused:	Eric Peterson
Administration attending:	Amanda Bennett, Garrick Willden
Others attending:	Travis Good, Phil Sorensen, Logan Sorensen, Harvey Sorensen, Kent Dow, Mike Forbush
Conducting:	Steve Anderson, Mayor

Agenda Item	Discussion	Action
1. Discussion Items		
a. Public Hearing on submitting an application to the Permanent Community Impact Board for funding on improvements to the Culinary Water system. This includes construction of a pumping facility to allow use of the Lower 12 Mile Spring and improvements at the Town and Park Well Buildings to increase	The Mayor explains the location of our Lower 12 Mile Spring and its purpose in the past. After the floods of 1983 it was considered not safe for culinary use. He explains the other springs the town uses to supplement the culinary well, Order, Olsen and Upper 12. The Town has to mix 1 part spring water with 5 parts well water to remain safe due to our well water being high in nitrate. Mayor continues with explaining the wells this year have all but dried up, and we are only seeing 8 gallons per minute from the Order and Olsen Canyon Springs combined. Due to this we are now pumping the Park Well in addition to the Town Well. The Park Well water has to be pumped out to the treatment facility and boosted back up to the storage tanks. This is the reverse osmosis facility and is more costly to the Town. Mayor states that Garrick had the Lower 12 Mile tested last spring and the results were there were no contaminants. The condition of the storage tanks for Lower 12 is described as old and needing repairs. If the Town can get a grant we can get the storage tank fixed and the Lower 12 back into the system alleviating some of the demand on our culinary system as the Lower 12 is historically a good producing spring. Mayor continues by describing the preliminary probable costs of the total project. These costs include updates to the Park Well and Town Well. The total probable cost is \$500,000.00 which we would apply for 75% grant and 25% loan. The Mayor explains the Town's existing long-term debt of the 2010 water project that will be paid off in 2040, and the Town Hall loan payment which will be paid off after 2 more payments. He continues by stating	None

efficiencies and upgrade the existing pumping facilities. The funding may include a loan component.	we could receive the funding from CIB as requested but there is a possibility that we could end up with a different grant to loan ratio. He states that we are exploring additional funding opportunities that may help with the loan part of funding this project. Public concern is that there is not enough water for anymore growth. Garrick responds to them by stating that the Town and Park Wells have a well sounder and the most economical solution for the Town is to have spring water. Additional public concern is expressed that the entire Town is having to pay additional costs for 25-40 homes that have been approved in the Mayfield Estates. Mayor explains impact fees that will be discussed on this agenda. The public expressed support of the CIB application and feel that it's the Town's best interest to establish the Lower 12 as part of our culinary system. Garrick explains that 2 years ago the Lower 12 was running 100 gallons per minute. He recaps the testing done this last spring on the Lower 12 and the flows that it could produce and save us from using the treatment plant. No one present is in opposition to the CIB application.	
b. Public Hearing to discuss raising impact fees.	The Mayor presents an outline of proposed fees. Costs and materials for meter installation have been reviewed. Connection costs have to be the actual amount of connecting which is \$4,000.00. He suggests an Impact Fee for water, roads and parks as well as an increase in the zoning application fee to \$250.00. The Mayor explains that these fees are higher than most surrounding communities and do not include county building fees. Aaron voiced support in raising the fees as discussed. Mike suggests adjusting the road impact fee to \$1,000.00 and parks to \$800.00, making the total impact fee \$10,050.00. Public expressed support for raising the impact fees. The Mayor presents a draft of a handout that could be used to give to permit applicants that summarize building requirements. Aaron expresses in the last 2 years that there have been a lot of zoning issues that we have let slide. He would like to make sure the zoning ordinances are enforced. Garrick indicates that we need to adopt some standards and specifications to provide to potential developers. No one present is in opposition to the raise in Impact Fees.	None
2. Action Items		
a. Review and approval to purchase safety signs for confined spaces.	The Mayor explains our spring/collection boxes, their sizes and locations. He recaps the meeting with OSHA and indicates we need to purchase signage, in addition to the gas meter and fan that was previously approved. Motion to approve the purchase of the safety signs was made.	Motion: Mike Second: Aaron Vote: Unanimous
b. Review and approval of Request For Qualifications for	The Town received two responses to our request for qualifications for engineering services. One from Jones and DeMille and one from Meridian Engineering. The Mayor recommended we proceed with Jones and DeMille on the Lower 12 project and tabled this matter for time to review the two responses.	None

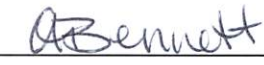
engineering services.		
c. Review and approval of Resolution 2021-J Adjusting Impact and Connection Fees	This matter is tabled for time to prepare the impact fees as discussed.	None
Public Comments	Public comments are received. Fence requirements are reviewed and the Town will get Harvey a copy of them. Kent Dow, the realtor from National Land Realty, is present and explains that he is working on selling Jason Hansen's property between the park and the creek. Mike indicates that it is in our flood zone and not suitable for development. The flood map in our general plan is reviewed, a copy will be provided to Mr. Dow. The public expresses that it should stay farm ground. Mike Forbush is present and requests the Town approve his buffer zone application on his intent to develop a 4 lot subdivision behind his property on Canyon Road. The Mayor questions the access road and refers him to the Planning Commission for review, after they issue a recommendation the Town will address his request. Garrick explains well rights and change applications.	None
3. Council Business		
a. Review and approval of Claims- Invoice Register 08/12/21-09/08/21	The invoice register 8/12/21-9/8/21 is reviewed. With no questions, a motion is made to approve the claims.	Motion: Mike Second: Aaron Roll Call Vote: Unanimous Yes
b. Review and approval of Minutes - August	Minutes from August 11th and August 17th are reviewed.	

11th and August 17th.	With no changes, a motion is made to approve the minutes from both meetings.	Motion: Aaron Second: Jake Vote: Unanimous
4. Mayor/Council Member/Department/Committee Reports		
a. Amanda-Temporary use of water by construction companies.	Amanda explains the construction company doing a new gas line in Town needed water. A temporary meter was installed and the company used 350 gallons. There are no rates in place for temporary water use and she suggests we establish guidelines for such use. A sample form is presented for review.	None
b. Mayor- Part-time maintenance & assistant to water operator	Mayor reviews his meeting with Phil Sorensen. He continues with explaining the resignation of Brandi Meyer as our water operator. The Mayor asks that the part time water operator position be open for recruitment.	None
c. Upcoming Calendar Items	There are no calendar items discussed.	None
5. Unfinished Business	Mayor requested an executive session.	None
6. Adjourn	Motion to adjourn regular meeting is made at 8:42 PM	Motion: Mike Second: Aaron Vote: Unanimous
Executive Session	Motion to proceed with the executive session was made.	Motion: Jake Second: Aaron Vote: Unanimous
	With no action needed from the executive session, a motion to adjourn was made at 9:39 PM	Motion: Mike Second: Jake Vote: Unanimous

Minutes Approval

By: 
Steve N. Anderson, Mayor

Date: Oct 13 2021

Attest: 
Amanda Bennett, Clerk/Recorder

Date: 10-14-2021