Town of Portage Council Meeting

Wednesday, August 14, 2019,

Portage Town Hall

25880 N 9000 W Portage, Utah

Minutes

Attendance: Council Member Tyson V Nielson, Council Member Lesley Smith, Council Member Tyson C. Nelson, Mayor Nic Tree, Council Member Martina John.

Absent:

Visiting: Sgt. Bennett, Robert Barrow (arrived 6:30), Grant Smith, Amanda Loftiss, Norma Lasa, Bill Gilson, Ed Rogers, Brent Bell (left 6:15), Todd Gibbs

**Call to Order: 6pm**

**Pledge of Allegiance**: Martina John

**Prayer:** Tyson V. Nielson

1. A couple spelling and grammar changes were made.

Motion to accept the July 10, 2019 minutes with noted changes by Member Nielson, seconded by Member Nelson. Member John-nay, Member Smith - aye, Mayor Tree - aye.

**Motion passed**

2. Clerk Munns cleared up an issue with a check. A check was voided and Clerk Munns wrote a new one and the computer system also voided the new check but it was cashed with no problems. So Clerk Munns will work with Peloris and get it fixed. Everything else looked great.

Motion to approve July 10-August 14, 2019 bills/payroll by Member Nielson, seconded by Member Nelson. All aye.

**Motion passed.**

3. Bank reconciliations look great. Signed.

Jumped to #6 Brent Bell building permit

Brent Bell presented his plan to build his RV cover, Martina brought up that this is a temporary structure so the planning commission will look into it and he will pay the fee now and he might get that fee back.

Motion to approve Brent Bell RV shelter while looking into if he will receive a refund of his fee by Member John, seconded by Member Smith. All aye.

**Motion passed**

4. Ed Rogers compliance letter ; Member John went over letter. The Town Council agreed that a nice house sitting on that lot is an improvement to the Town. Zac from BRAGG also agreed that the letter was legal and that the Town’s bases were covered under section 111 of the Town ordinance.

Motion to approve compliance letter for Ed Rogers lot #080400035 by Member John, seconded by Member Nielson. All aye

**Motion passed**

5. Todd Gibbs presented his building plans. Everything looks great. All requirements are met.

Motion to approve Todd Gibbs building permit excluding the fire hydrant by Member John, seconded by Member Smith. All aye

**Motion passed.**

6. Addressed before #4

7. Revere Chambers didn’t attend but Member John explained that he is making his shed that he already had a building permit for bigger and so he is needing a new permit. Planning and Zoning commission approved it. Everything looks good.

Motion to approve the new Love/Chambers building permit by Member John, seconded by Member Smith. All aye.

**Motion passed.**

**Jump down to #9**

A) Bill Gilson gives update on 8800 W road project.

Hands out an outline of the expenses for the project and where it is being paid out of.

$37,124.56 - all pipe - was paid out of the grant.

$230,684.59 - Paid to La Grand Johnson construction for the asphalt - paid out of grant

$70,340 is what is left of the grant.

The rest of the grant will be used to paid to the county for the work they did, but they will still need more.

$9100 needs to be paid for the grinding, which the Town will pay for grinding in town.

Another $30,000 needs to be paid from this years budget and then Bill Gilson suggested finishing the shoulder work and the Gary Samples ditch. All that work will be another $30,000.

Mayor Tree - The budget was changed at the first of the year anticipating the extra expense, so if it is spread out there won’t need to be a budget hearing.

Bill Gilson -The county did go back and give discounts where they could. We could put some signs out there to let others know about the steep shoulder. We could go back and try to get another grant.

Mayor Tree- I think that’s great idea and I will talk to a few different people to find out what we need.

Bill Gilson - There were a couple bumps out on the state line and on the patch on the Samaria canal and I petitioned La Grand Johnson to come back out and grind those down. They did and I think that they did a good job with that.

We will also leave a grate to put over one of the pipes. We also have some flexible reflectors that we will put by the culverts to help keep people from hitting those.

Member Smith - I have had lots of great feedback about the road.

Mayor Tree - I will get with you Bill and we will get the grant figured out.

**Public Comment:**

Ed Rogers - Just letting everyone know that I will be having some tree trimming done and to help cut your cost down you could contact him or you can talk to me.

Member Smith - please send me his number.

Ed Rogers gave a business card to Member Nielson over parks

**Move to Water -**

8 a)Discussion on Town fire hydrant ordinance.

Member Nelson - the purpose of this discussion is to decide what the Town wants to do about the current fire hydrant ordinance- Reads fire hydrant ordinance- Section 33

SECTION 33: FIRE HYDRANTS.

Water for fire hydrants will be furnished free of charge by the Town. ~~Installation and repairs on such hydrants shall be at the expense of the Town and shall be made under the direction of the Town.~~ Installation of additional hydrants when requested or required will be at the expense of the developer or contractor/property owner and shall be deemed to be and remain the property of the Town. Repairs on such hydrants shall be at the expense of the Town and shall be made under the direction of the Town. All users shall grant the Town, upon demand, a right-of-way or easement to install and maintain such hydrants on their premises if the Town concludes that hydrants shall be so installed for the protection of the residents of the Town.

Mayor Tree - Just so everyone is aware that both of these topics they are ordinances, so we are just discussing and we won’t be voting on anything. We might come up with an idea tonight to bring next time to vote on.

Member Nelson - There has been a lot of talk, mostly by me that the county was changing their hydrant ordinance. I talk to the fire marshal. I was corrected and he said that what was changing is the sprinkler ordinance for if you are on a well not city water. The county Fire Marshall has no jurisdiction to approve any building based upon hydrants in this town. We as a town has to decide what we want to change or not change. My hope is that we could have a discussion tonight and come up with some ideas because of how vague the current ordinance is.

Mayor Tree - We have dealt with two of them. With those two we went with what the county has which is 500 ft. With Richard Rope we walked it and it was 500 ft with this other guy we thought that he was 500 ft but he is a little more. But like Tyson said it’s up to us to decided what we want to do.

Member Nelson - Our town is different than other little towns and our water situation is different and that’s why we have to decide what is best for us.

Mayor Tree- Chief Robert, do you know what the length of the hose is on the fire truck? Cyndi said that if she remembers right that there is 600-700 ft of hose.

Chief Robert - I believe that is true.

Grant Smith - since I have been on the water board back in 2014 we always went with what the insurance company says. That if you live within 500 ft of a hydrant you’re gonna get a discount.

Member Nelson - That is also incorrect. I am in the situation and so is Todd Gibbs and we both Called our insurance and we have different insurance companies and they said that there is no rate difference on your distance from a hydrant. I also thought too that it did make a difference.

Member Nelson - the only difference in the ordinance that was changed last time this hydrant ordinance was changed is that the town used to pay for those hydrants. Now it’s the homeowner.

Ed Rogers - How much does it cost to install a hydrant?

Member Nelson - The quote that I got with no mainline is $7500

Member John - A question I have is you know that our town gets rated on certain things? And we have points. Does the hydrant affect that?

Mayor Tree - So the only thing I have seen is the guy that comes out every 4 years measures the pressure in the hydrants and makes sure that they work and then sends that to the insurance companies but to my knowledge that is all he does.

Member John - So nothing with the distance?

Mayor Tree - No.

Member Nelson - So my conversation with the building inspector and George that does all our work in town. A lot of small towns like ours have fought that 500 ft rule that the county has because the town is responsible to maintain those hydrants and that cost falls on the town. So I’m glad that Barrow is here. Do you have any suggestions?

Chief Robert Barrow - So I would have to talk to the county and do some of my own research. But I do know that the number of hydrants does affect the insurance rating. And the insurance goes from that rating.

Mayor Tree - So my thought is where this is vague I think that we need more in it. How we come up with that I don’t know and that’s why we are having this discussion. We have always gone with what the county has but we don’t have to.

Member John - Has anyone ever measured one of our blocks? What the length is from hydrant from hydrant?

Grant Smith - about 550 ft.

Mayor Tree- another thing to consider is the length of hose. Can we reach houses with what we have?

Grant Smith - We as a town need those hydrants in as protection of the community period. If I sell my house the new owners are expecting and trusting to have the pressure, right size of pipe and the 500 ft to satisfy.

Member Nelson - An argument to that is you say the citizens need that protection why not let the citizens decide if they want that protection. Because me putting one in affects only me. You can’t speculate on future. If I want to take that risk that is my decision and taking that upon myself. Why do you care if my house burns down?

Grant Smith - Well everyone is going to care to an extent.

Member Nelson - Yes, but besides feelings how does that affect you?

Mayor Tree - That is the same old question with the ordinances. People want to be left alone.

Todd Gibbs - Well with my house the corner is 30 ft from my house and if I put one in there is going to be a random hydrant in the middle of the field. It is 650 ft from the other hydrant.

Grant Smith - It is a can of worms. The council about 3 or 4 years ago let a house be built and to help the owner save money they by-passed the hydrant being close enough at 600 ft. And he has 2inch line going down there. And as the water master I fought for that.

Member Nelson - Well I wasn’t here so I don’t know those details but it doesn’t matter what the county says because our town as an ordinance and its vague.

Member John - but does that have to do with the fire hydrant or just the water line to the house?

Grant Smith - It was to by-pass having the hydrant.

Member John - I didn’t know that. I thought it was to save money going straight from grandma’s house.

Grant Smith -No in fact Rob said that he would put one in if needed but the council said no.

Member John - I’m going to call the county because right on their building permits it says that they require proof of a fire hydrant.

Member Nelson - I called the county they have nothing to do with it. What they do is they have one document for simplicity but that is just a guild line. They have different rules throughout the county and for each town. It’s their standard but they don’t follow it to the T.

Mayor Tree- We are going to move on but please talk to us about your concerns and next month we will try to have something ready to vote on.

8 b) Additional water fees for larger meter and setters.

Member Nelson - So with this one I failed to write something up. So we will just have a conversation. What we are seeing if that new builders, I’m doing this, the Van Tassels and Todd is doing it, are wanting the bigger meters and setters so that they can water their pastures. So these bigger meters are more costs to the town and a bigger impact and so what I propose is having an additional fee for those that want the bigger meters and setters put in to cover the maintenance that comes with those bigger meters. So it will be imposed upon the current water rate.

Mayor Tree - Right now it’s $40 and we keep in stock the normal meters but not the 1”.

Ed Rogers - what is the benefit of the 1”?

Member Nelson - more flow to water the pastures and power the bigger sprinklers. Some towns are making the 1” the standard. So we could have an additional $2.50 a month and then an additional fee on the building permit to cover the bigger meter and setter.

Member John - Well you know how you were telling me that the bigger you go with your meter and setter they cost goes way up.

Member Nelson - Yes I will tier it because the 3/4 “ is like $250 then the 1” is close to $500 but if you go to the 1 1/2” it is $1600.

Member John - I would like that so that if someone comes along and wants the biggest we are covered.

Grant Smith - What we have done in the past is if someone wants a bigger meter then they pay for it.

Member Nelson - yes we agree on that. What we need to decide is for down the road when that meter breaking becomes the responsibility of the town to replace. That higher cost needs to be addressed.

Grant Smith - Well how long does a meter last? They seem to be holding up pretty well

Mayor Tree- did you say that the meters are holding up? Because they are not.

Member Nelson - Yeah we have 4 that you can change right now. Ok lets say that they last 10 years. But it doesn’t matter the life span, the town should not be left with that bill if I decide that I want a bigger meter.

Mayor Tree - Debbie, how hard will it be to charge those people with the bigger meters that additional fee?

Debbie Lucas - If that bigger meter needs replaced why don’t you just bill it to them instead of adding it to their water bill?

Member Nelson - Well that gets complicated because we don’t bill for maintenance on the other meters. That cost is part of the monthly bill.

Debbie Lucas - But if they decide to go above what the town decides is standard why can’t they pay for that?

Mayor Tree - Well I like Grants idea of just adding additional fee right at the beginning.

Member John - Well so we will have to add $400-$500 more? So just change the hookup fee?

Member Nelson - I don’t care either way but you have to consider how long someone lives at that house how many times that meter is going to be replaced. I’ll write it up a few different ways and we can discuss them next time.

Debbie Lucas - Well if you charge them for it on their monthly bill you are changing them for something that may not ever happen.

Member Nelson - Well it’s not a matter of if but when.

Grant Smith - isn’t the impact fee cover that extra cost?

Mayor Tree - lets move on and we will have more discussion next month.

9 b) Portage then and now book update

Member Smith - I just wanted to let everyone know that I’m going to go ahead and order the books. I have about 35 sold and I would like to have a few extra in the town hall so that we can have some for people in the future to buy so that we don’t have to order again.

Member Nelson - Who would cover the cost of those extra books?

Member Smith - The town

Member Nelson - well I think that the way the town is growing to buy at least 6.

Mayor Tree - OK lets move on. Robert do you have anything?

Chief Robert Barrow - no

Sgt. Bennett left but didn’t get a time of when.

Motion to adjourn by Member Nielson, seconded by Member Nelson. All aye

**Motion passed**

Adjournment: 7:20

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/S/Katherine Munns:Town Clerk/Recorder /S/Nic Tree: Town Mayor