

River Heights City

COUNCIL MEETING AGENDA

Tuesday, March 2, 2021

Notice is hereby given that the River Heights City Council will hold its regular council meeting beginning at 6:30 p.m., anchored from the River Heights City Office Building at 520 S 500 E.

The meeting will be held through Zoom. Those wishing to provide comment on any of the agenda items or other topics can do so by email to office@riverheights.org (by noon on the date of the meeting).

Opening Remarks (Huntly) and Pledge of Allegiance (Wright)

Adoption of Previous Minutes and Agenda

Reports and Approval of Payments (Mayor, Council, Staff)

Public Comment

Discuss and Approve the Municipal Wastewater Planning Program Annual Report

Discuss and Accept or Deny Zollinger Annexation Petition

Logan River Preservation Presentation by Frank Howe

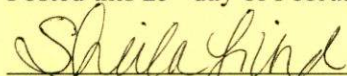
General Plan Workshop with Planning Commission

Adjourn

To join the Zoom meeting: <https://us02web.zoom.us/j/84937054629>

Dial: 1 346 248 7799, Meeting ID: 849 3705 4629

Posted this 25th day of February 2021



Sheila Lind, Recorder

Attachments for this meeting and previous meeting minutes can be found on the State's Public Notice Website (pmn.utah.gov).

In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Sheila Lind, (435) 770-2061 at least 24 hours before the meeting.

River Heights City

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3 Council Meeting
4 March 2, 2021
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7 Present: Mayor Todd Rasmussen
8 Council members: Doug Clausen, electronic
9 Sharlie Gallup
10 Nancy Huntly
11 Chris Milbank, electronic
12 Blake Wright
13
14 Recorder Sheila Lind
15 Finance Director Cliff Grover, electronic
16 Treasurer Wendy Wilker, electronic
17 Planning Commissioners: Heather Lehnig, Noel Cooley, Levi Roberts, Cindy Schaub
18
19 Excused: Public Works Director Clayton Nelson
20
21 Others Present: Dallas Torgersen, Ron Zollinger, Mary Barrus
22
23 Electronically Present: Frank Howe, Daina Zollinger, Adrienne Torgersen, Janet
24 Matthews, Morgan and Anna Lisa Davidson, Michael
25 Jablonski, Boyd Humphreys, Jason ? and Crystal
26 Zimmerman
27
28

29 The following motions were made during the meeting:
30

31 Motion #1

32 Councilmember Huntly moved to "adopt the minutes of the council meeting of February 16,
33 2021 and the evening's agenda." Councilmember Gallup seconded the motion, which passed with
34 Clausen, Gallup, Huntly, Milbank, and Wright in favor. No one opposed.
35

36 Motion #2

37 Councilmember Wright moved to "pay the bills as listed." Councilmember Huntly seconded the
38 motion, which passed with Clausen, Gallup, Huntly, Milbank, and Wright in favor. No one opposed.
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40 Motion #3

41 Councilmember Clausen moved to "approve the Municipal Wastewater Planning Program Annual
42 Report for 2020." Councilmember Gallup seconded the motion, which carried with Clausen, Gallup,
43 Huntly, Milbank and Wright in favor. No one opposed.
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Proceedings of the Meeting:

The River Heights City Council met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers in the River Heights City Building on Tuesday, March 2, 2021 for their regular council meeting.

Opening Remarks and Pledge of Allegiance: Mayor Rasmussen dispensed with remarks and the Pledge.

Adoption of Previous Minutes and Agenda: Minutes for the February 16, 2021 meeting were reviewed.

Councilmember Huntly moved to “adopt the minutes of the council meeting of February 16, 2021 and the evening’s agenda.” Councilmember Gallup seconded the motion, which passed with Clausen, Gallup, Huntly, Milbank, and Wright in favor. No one opposed.

Reports and Approval of Payments (Mayor, Council, Staff):

FD Grover

- He discussed and answered questions regarding the Financial Summary. He explained that the software glitch has been corrected so now the sewer fund numbers are correct and in line.

Treasurer Wilker

- She presented and answered questions regarding the list of bills to be paid.
- Councilmember Wright asked why the city paid for backhoe use, when the city owns a backhoe. They will check with PWD Nelson later, since he wasn’t at the meeting.

Councilmember Wright moved to “pay the bills as listed.” Councilmember Huntly seconded the motion, which passed with Clausen, Gallup, Huntly, Milbank, and Wright in favor. No one opposed.

Councilmember Milbank

- There are 11-12 contractors who have requested the park RFP. The due date has been changed to Monday, March 8. Engineer Rasmussen has given a cost estimate for the park, at \$760,000, which would be phased over a few years, with the application of grants along the way. He and Councilmember Huntly are working together on the RAPZ grant application for this year.

Councilmembers Huntly, Gallup and Clausen, as well as Recorder Lind, didn’t have anything to report.

Councilmember Wright

- He discussed the flood hazard verification emails he has been receiving. He explained that a few years ago the city came up with a flood damage prevention ordinance, although, River Heights has very little threat of flooding. The Logan River’s bank is lower on the Logan side. There is a spot on Spring Creek with a low bank on the River Heights side. He didn’t believe the city should worry about responding to solicitations from flood insurance companies.

Mayor Rasmussen

- He asked the council to turn in their top 2-3 projects they would like listed for next year’s budget, before the next meeting. He reminded the EMS contract will increase by \$90,000 next year, which will hinder future plans for projects. Councilmember Clausen asked who will be responsible for listing the Old Church in their budget. The mayor informed that Councilmember Huntly will be meeting with Tony Johnson next week to hear his latest ideas for the building, after which the Council will move forward on making a decision. He hopes it will be decided before the budget is set.

Public Comment: Morgan Davidson mentioned he sent an email to the Planning Commission in which he reviewed some of the high points discussed at a city meeting a week ago with Riverdale residents, the mayor, Councilmember Wright and Commission Chair Levi Roberts. He discussed that the Riverdale Area has become like a park, in that its a destination for many people. They don’t feel mixed-

92 use zoning is a good feel for this area. Transportation is a problem. They would like the area to maintain
93 larger lot sizes. He believes the property sellers will still make money on larger lots. The current housing
94 market would support single family homes.

95 Discuss and Approve the Municipal Wastewater Planning Program Annual Report: In the absence
96 of PWD Nelson, Mayor Rasmussen explained the only two changes to the report compared to last year: 1)
97 There were no backups in 2020 and, 2) The sewer system is now mapped on the GIS system. Discussion
98 was held on the city not having a sewer reserve fund. If there were an emergency, they would pull from
99 other funds.

100 **Councilmember Clausen moved to “approve the Municipal Wastewater Planning Program**
101 **Annual Report for 2020.” Councilmember Gallup seconded the motion, which carried with Clausen,**
102 **Gallup, Huntly, Milbank and Wright in favor. No one opposed.**

103 Discuss and Accept or Deny Zollinger Annexation Petition: Mayor Rasmussen discussed the
104 estimated utility costs from the city engineer, totaling \$504,754. He didn’t see any problems with the
105 Zollinger’s development, however the cost of getting utilities there is more than the city can contribute
106 to. There is no financial benefit to the city to install and pay for utilities for 3 homes. If there were some
107 benefit to River Heights it would seem more feasible. He said there is a possibility that in a year from
108 now, utilities will look very different in this area, after the Chugg property is developed. He
109 recommended denying the petition for now to wait and see what happens.

110 Dallas Torgersen agreed its a lot of expense for a few houses. He asked if River Heights would
111 allow them to connect to River Heights water and stay in the county when they develop. He also asked if
112 the city might contribute to get the water line to a hydrant or upgrading the line to 8” to service the
113 hydrant.

114 Ron Zollinger said a constitutional change was passed last year, having something to do with cities
115 being allowed to extend their water services to properties in the county.

116 Councilmember Clausen didn’t feel they could negotiate the situation at tonight’s meeting and
117 thought it should go back to the Planning Commission. He agreed the petition should be denied at this
118 time, due to other unknown factors, including the 1000 East road and legal ramifications. Councilmember
119 Wright and Commissioner Roberts weren’t sure what the Planning Commission would do at this point.

120 Dallas Torgersen said the county will allow them to get water from the city and live in the county.
121 However, they would require an approval letter from the city. Another possibility is that River Heights
122 recognizes the sewer connection is more than 600 feet from their property and would therefore allow
123 septic tanks. Councilmember Clausen said he has asked the Health Department if they would allow septic
124 tanks. They said it would be up to the city.

125 Councilmember Wright said he is open to allowing them to connect to River Heights water. The
126 city code requires connection to the sewer if within 300 feet.

127 Mayor Rasmussen felt they may be able to continue with the annexation, while some of the
128 details were being worked out. Councilmember Clausen reminded that once the petition is accepted by
129 the council, a specific timeline will start. He suggested tabling it until some of the issues are resolved.
130 Dallas Torgersen wasn’t opposed to tabling it, while they do some more checking. Councilmember Wright
131 also agreed to table.

132 The Zollingers asked to table the discussion for one month, while they get their questions
133 answered. The city needs to find out if its legal for them to provide water to a property located in the
134 county, and if it would it be okay for the city to annex and not provide sewer. Also, if the city might need
135 a hydrant somewhere, and if it would financially benefit the city to participate in the water line.
136 Councilmember Clausen agreed to get everyone on the city side to find answers to these questions.

137 Mayor Rasmussen asked Zollingers to consider, if the city could get water to their northwest
138 corner, would they consider running a 2" line, if this were approved by the city.

139 Logan River Preservation Presentation by Frank Howe: Frank Howe introduced himself as a
140 member of the Logan River Taskforce. Their goal is to balance ecological and social benefits of the river.
141 He gave a presentation on repairing and maintaining riparian habitat. He discussed their conservation
142 action plan of 2016. Erosion and channelization are the two issues they are concerned about in the top
143 third of the river, which runs through River Heights. They recommend a 75 foot buffer between buildings
144 and the river bank. Currently, the River Heights code requires a minimum of 35 feet.

145 Councilmember Milbank asked what the biggest obstacle is for getting trails and park expansion
146 along the river. Mr. Howe said property owners don't want trails going through their backyards. He
147 pointed out that they try to keep trails away from the bank of the river so as to not disturb this area.

148 His presentation included a guide for property owners along the river. He discussed some of the
149 ideas they have for the Riverdale area including terracing the banks, removing bank hazards, restoring
150 floodplain function, and improving the channel capacity and plant native vegetation. He offered the task
151 force's services.

152 Mike Jablonski discussed the concrete barriers that are in some places and asked if there was a
153 way to remove them. Mr. Howe said it would depend on the situation. They don't need to remove every
154 piece, especially if its too costly. They are generally able to come up with matching funds to help the
155 river. Mayor Rasmussen informed him that the city is in the early stages of planning the Riverdale area.
156 He thanked Mr. Howe for the presentation.

157 General Plan Workshop with Planning Commission: Mayor Rasmussen informed that he,
158 Councilmember Wright and Commissioner Roberts met with residents of the Riverdale area. They also
159 met in a separate meeting with property owners who are selling and interested developers. They had
160 good comments and received great feedback. They are trying to find a starting place for the Planning
161 Commission.

162 Councilmember Wright gave a synopsis of their meetings with property owners. Both parties
163 recognize the needs and desires of the other party. The two highest priorities are land use and
164 transportation, which are both difficult. He guessed they would get to a decision on land use, but he's not
165 sure how they will solve transportation. Homeowners asked if the density could be less than 2-3 stories.
166 They were interested in preserving the riverbank areas, encouraging walking and open space. They asked,
167 at what point the sellers would say they had a reasonable return for the sale of their property.
168 Commissioner Roberts pointed out the investment for improvements will not create a very good return.
169 The Riverdale area is tricky with utilities and transportation.

170 Councilmember Wright discussed the developer meeting, where the mayor asked the sellers how
171 much they would need for their investment return. They didn't have an answer! He guessed the
172 developer would be willing to make some concessions. Mr. Demars said he would like to see a
173 development that would work for everyone.

174 Commissioner Roberts said the landowners want to make a profit but they didn't talk about
175 specific housing plans or developments. They seem to be leaving that up to the developers. He said the
176 residents have a much higher value for the area and are interested in lower density and impact. They
177 want to still have wildlife going through the area. It was agreed that retail and commercial were not
178 reasonable. They are looking at 3-4 story residential. They were using the city's current mixed-use zone
179 as a jumping off point. Councilmember Wright told property owners the mixed-use zone will be revisited
180 and they may end up with a whole different zone. Commissioner Cooley suggested a definition for higher
181 density be added to the General Plan.

182 Mayor Rasmussen would like the council and commission to have more discussion after the
183 commission meeting next week to keep the conversation going. He believes the Ellis family is anxious to
184 sell their property. They are tired of paying taxes on it.

185 Mary Barrus said when she first purchased her home it wasn't for an investment, as was the case
186 with the larger properties. Her property is as important to her as theirs is to them. She doesn't want to
187 be forced out because of greed but sees development as inevitable. She would like to see the Riverdale
188 area as a crown jewel of River Heights, a place that draws people from other points in the area.

189 Councilmember Huntly discussed the difficulty of high density in this area, in regards to a feasible
190 transportation solution. Mayor Rasmussen stated the access needs to change even if there is no more
191 development, to support the current area.

192 Commissioner Cooley said the CMPO 10-year plan is to bring 200 East across the river to connect
193 to 100 East. The mayor wasn't convinced this is best for River Heights. Commissioner Roberts discussed
194 the impact on the area and river. Does the benefit outweigh the loss? Councilmember Huntly didn't feel
195 that large of a road would match this area. Councilmember Wright guessed 200 East isn't as high of a
196 priority to Logan as it was a few years ago. Ms. Huntly pointed out, if 200 East doesn't go through, there
197 is no way to get access for multi-family dwellings.

198 Councilmember Gallup said she has been hearing from Riverdale residents and they want the
199 mixed-use zone off the books.

200 Commissioner Roberts advised, they need to consider the future of all River Heights residents.

201 Councilmember Wright stated he doesn't feel very welcome to this area, by the residents. If they
202 are going to consider making it nice for all of River Heights, it needs to be more accessible.

203 Commissioner Schaub didn't feel the mixed-use zone was appropriate in the Riverdale area
204 because of transportation. She suggested Ellis' and Demars' could develop ½ acre lots and they would still
205 make money. It was pointed out that getting the infrastructure in would be cost prohibitive.
206 Commissioner Roberts wasn't sure the ½ acre lots would accomplish some of their primary goals, such as
207 protecting the river. All agreed the mixed-use zone no longer fits.

208 Discussion was held on the difficulty of sewer connection. Commissioner Cooley pointed out that
209 water storage may also become an issue. He's not sure the city could handle very many more homes,
210 based on the city engineer's comments on the General Plan. He will discuss it with him.

211 Discussion was held on whether the city requires developers to hand over their irrigation shares to
212 the city. It hasn't happened yet, but it's included in the upcoming General Plan changes. Commissioner
213 Cooley informed that they don't know how much culinary water is actually being used for irrigation. If
214 they create larger lots, which are unable to use irrigation shares, this would be a large draw on the city's
215 water system.

216 Commissioner Milbank said in 2009, the city felt they needed additional revenue, which is why
217 they created the mixed-use zone. He asked if the city still needs a revenue source. If not, then the mixed-
218 use zone should be reconsidered. Commissioner Roberts pointed out that brick and mortar retail is
219 decreasing and online sales are going up. He discussed the housing market, which is very expensive right
220 now. This puts a push towards townhomes, to bring affordability. He felt River Heights should adjust to
221 the housing market. If they don't, River Heights will become more exclusive and will cut out the ability for
222 many to be able to afford to live here.

223 Mayor Rasmussen pointed out that high density living brings more open space, with walking trails.
224 Larger lots limit parking and walking. Councilmember Huntly pointed out that Riverdale is not a rational
225 place for high density. The mayor said if lots are limited to 12,000 square feet, the property may never
226 sell. Councilmember Milbank said high density in this area would not be out of character. Commissioner
227 Roberts agreed it is more location efficient since its closer to destinations.

228 Councilmember Huntly suggested having some of the Logan River Task Force work with them in
229 solving the issue. Mayor Rasmussen felt they were all on board with preservation of the River.

230 Councilmember Clausen agreed there are very difficult dilemmas.

231 Commissioner Lehnig pointed out that even duplexes are frowned on in River Heights, which she
232 felt would be beneficial.

233 Mayor Rasmussen said he, Councilmember Wright and Commissioner Roberts would get together
234 and try to build a framework for further discussions. Mr. Roberts clarified the city would provide a
235 framework, as a guide, not a plan for development.

236 Commissioner Cooley pointed out the land east of the church also has some development issues,
237 such as access. Councilmember Wright agreed and informed that they plan to meet with the Westons
238 next, to discuss this area. The Riverdale area is the priority right now. They are hoping to lift the
239 moratorium in the next 5 months.

240 Commissioner Schaub felt the river is the number one place to start.

241 The meeting adjourned at 9:05 p.m.

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Sheila Lind, Recorder

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Todd A. Rasmussen, Mayor

River Heights City Bills To Be Paid

March 2, 2021

	Payee	Description	Admin.	P&Z	Parks/Rec	Pub. Safety	Com. Aff.	Roads	Water	Sewer	Total
1	Badger Screen Printing	Ambassador Gear					\$270.30				\$270.30
2	Cache Humane Society	Animal Boarding				\$150.00					\$150.00
3	Peterson Plumbing Supply	supplies for leak at 750 East Mountain View Drive							\$204.25		\$204.25
4	Thatcher Company	Chlorine Water Treatment							\$1,773.50		\$1,773.50
5	The Clean Spot	Cleaning Supplies for New School	\$183.67								\$183.67
6	Thurcon, Inc.	Back Hoe Leak 750 East Mountain View Drive							\$1,515.00		\$1,515.00
7	U.S. Postmaster	Stamps	\$130.00								\$130.00
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Page 1 SubTotals

\$313.67

\$150.00

\$270.30

\$3,492.75

\$4,226.72

Page 1 Total Amount to l d \$4,226.72

River Heights City
 Financial Summary - Updated
 January 31, 2021

		Cash Balance By Fund		Net Change	% of Total	
		12/31/20	01/31/21			
General Fund		277,064.85	273,003.69	(4,061.16)	12.65%	
Capital Projects Fund		102,430.55	96,205.48	(6,225.07)	4.46%	
Water Fund		880,065.78	889,052.83	8,987.05	41.20%	
Sewer Fund		885,880.46	899,492.41	13,611.95	41.69%	
Total Cash Balance		2,145,441.64	2,157,754.41	12,312.77	100.00%	

		YTD Actual	Annual Budget	Unexpended Budget	% Of Budget Incurred	% Of Time Incurred
Revenue						
		832,899.08	816,080.00	(16,819.08)	102.06%	58.90%
Expenditures						
	Administrative	273,201.04	182,690.00	(90,511.04)	149.54%	58.90%
	Office	9,453.44	22,600.00	13,146.56	41.83%	58.90%
	Community Affairs	11,247.04	21,600.00	10,352.96	52.07%	58.90%
	Planning & Zoning	468.14	3,625.00	3,156.86	12.91%	58.90%
	Public Safety	64,932.32	104,215.00	39,282.68	62.31%	58.90%
	Roads	49,202.46	128,200.00	78,997.54	38.38%	58.90%
	Parks & Recreation	32,698.75	73,150.00	40,451.25	44.70%	58.90%
	Sanitation	98,559.77	150,000.00	51,440.23	65.71%	58.90%
	School Building	9,312.18	-	(9,312.18)		58.90%
	Transfer To CP Fund	140,000.00	130,000.00	(10,000.00)	107.69%	
	Total Expenditures	689,075.14	816,080.00	127,004.86	84.44%	58.90%
	Net Revenue Over Expenditures	143,823.94	-	(143,823.94)		
Capital Projects Fund						
	Revenue	99.24	3,000.00	2,900.76		58.90%
	Reimbursement Income	171,779.39	177,532.00	5,752.61		
	Transfer From General Fund	140,000.00	130,000.00	(10,000.00)		
	Total Revenue	171,878.63	3,000.00	2,900.76		58.90%
Expenditures						
	Administrative	-	-	-		58.90%
	Parks & Recreation	-	90,000.00	90,000.00		58.90%
	Roads	389,687.27	168,000.00	(221,687.27)		58.90%
	Total Expenditures	389,687.27	258,000.00	(131,687.27)		58.90%
	Net Revenue Over Expenditures	(77,808.64)	52,532.00	130,340.64		
Water Fund						
	Revenue	227,446.17	441,700.00	214,253.83	51.49%	58.90%
	Expenditures	148,376.08	475,340.00	326,963.92	31.21%	58.90%
	Net Revenue Over Expenditures	79,070.09	(33,640.00)	(112,710.09)		
Sewer Fund						
	Revenue	219,856.21	377,900.00	158,043.79	58.18%	58.90%
	Expenditures	310,672.23	468,290.00	157,617.77	66.34%	58.90%
	Net Revenue Over Expenditures	(90,816.02)	(90,390.00)	426.02		
Combined - All Funds						
	Net Revenue Over Expenditures - Combined	54,269.37	(71,498.00)	(125,767.37)		

Y OF RIVER HEIGHTS, UTAH

Stewart Hill Park - Preliminary Cost Estimate

Prepared By:
 Craig Rasmussen
 Forsgren Associate, Inc.
 2-Mar-21

ITEM NO.	ITEM	UNIT	QUANT.	PRELIMINARY ESTIMATE	
				UNIT PRICE	TOTAL PRICE
1	Mobilization	LS	1	\$ 5,000.00	\$ 5,000.00
2	Clear and Grub Parking Area and Restroom	LS	1	\$ 2,500.00	\$ 2,500.00
3	Excavation for Parking Area	CY	800	\$ 6.00	\$ 4,800.00
4	Granular Borrow (8" thick)	SY	2500	\$ 8.00	\$ 20,000.00
5	Roadbase (4" thick)	SY	2500	\$ 6.50	\$ 16,250.00
6	Flush edge curb at edge of pavement	LF	465	\$ 16.00	\$ 7,440.00
7	Curb and Gutter at Parking Areas (30" wide)	LF	500	\$ 18.00	\$ 9,000.00
8	Asphalt Pavement (3" thick)	SY	2150	\$ 15.00	\$ 32,250.00
9	Concrete service lane (12 ft wide x 5" thick with gravel base)	LF	640	\$ 84.00	\$ 53,760.00
	Concrete sidewalk (6 ft wide x 4" thick with gravel base)	LF	1250	\$ 30.00	\$ 37,500.00
	Water Service to Restroom	EA	1	\$ 2,000.00	\$ 2,000.00
12	Yard hydrant at picnic shelter	EA	1	\$ 1,500.00	\$ 1,500.00
13	Sewer Service to Restroom	EA	1	\$ 10,000.00	\$ 10,000.00
14	Electrical Service and lighting (restroom, pavilion, and site)	EA	1	\$ 15,000.00	\$ 15,000.00
15	Site lighting (parking lots and general area)	LS	1	\$ 50,000.00	\$ 50,000.00
16	Picnic shelter (20x40) with tables and concrete pad	EA	1	\$ 90,000.00	\$ 90,000.00
17	Restroom building	EA	1	\$ 65,000.00	\$ 65,000.00
18	Picnic table on 10x10 concrete pad	EA	4	\$ 2,000.00	\$ 8,000.00
19	Benches on concrete pad	EA	16	\$ 1,600.00	\$ 25,600.00
20	Trees	EA	54	\$ 425.00	\$ 22,950.00
21	Shrubs	EA	150	\$ 45.00	\$ 6,750.00
22	Irrigation - turf	SF	139000	\$ 0.55	\$ 76,450.00
23	Irrigation - planter	SF	8000	\$ 1.00	\$ 8,000.00
24	Irrigation Service Connection	EA	1	\$ 3,000.00	\$ 3,000.00
25	Drill Seed	SF	139000	\$ 0.33	\$ 45,870.00
26	Sod at restroom/pavilion	SF	8000	\$ 0.60	\$ 4,800.00
27			0		\$ -
28			0		\$ -

TOTAL			\$ 623,420.00
Contingency	Percent	10%	\$ 62,342.
Survey, Design, and Construction Management Services	Percent	12%	\$ 74,810.40
Total Estimated Cost			\$ 760,572.40

*Municipal Wastewater Planning Program (MWPP)
Annual Report
for the year ending 2020
RIVER HEIGHTS CITY*

Thank you for filling out the requested information. Please let DWQ know when it is approved by the Council.

Please download a copy of your form by clicking "Download PDF" below.

Below is a summary of your responses

[Download PDF](#)

SUBMIT BY APRIL 15, 2021

Are you the person responsible for completing this report for your organization?

Yes

No

This is the current information recorded for your facility:

Facility Name:	RIVER HEIGHTS CITY
Contact - First Name:	Clayten
Contact - Last Name:	Nelson
Contact - Title	Public Works Director

Contact - Phone:	435-752-2646 x 2
Contact - Email:	cnelson@riverheights.org

Is this information above complete and correct?

Yes

No

Your wastewater system is described as Collection & Financial:

Classification: COLLECTION

Grade: I

(if applicable)

Classification: -

Grade: -

Is this correct?

WARNING: If you select 'no', you will no longer have access to this form upon clicking Save & Continue. DWQ will update the information and contact you again.

Yes

No

Click on a link below to view examples of sections in the survey:
(Your wastewater system is described as Collection & Financial)

[MWPP Collection System.pdf](#)

[MWPP Discharging Lagoon.pdf](#)

[MWPP Financial Evaluation.pdf](#)

[MWPP Mechanical Plant.pdf](#)

[MWPP Non-Discharging Lagoon.pdf](#)

Will multiple people be required to fill out this form?

Yes

No

Financial Evaluation Section

Form completed by:

Clayten Nelson

Part I: GENERAL QUESTIONS

Are sewer revenues maintained in a dedicated purpose enterprise/district account?

Yes

No

Are you collecting 95% or more of your anticipated sewer revenue?

Yes

No

Are Debt Service Reserve Fund⁶ requirements being met?

What was the annual average User Charge¹⁶ for 2020?

44.00

Do you have a water and/or sewer customer assistance program * (CAP)?

Yes

No

Part II: OPERATING REVENUES AND RESERVES

	Yes	No
Are property taxes or other assessments applied to the sewer systems ¹⁵ ?	<input type="radio"/>	<input checked="" type="radio"/>

	Yes	No
Are sewer revenues ¹⁴ sufficient to cover operations & maintenance costs ⁹ , and repair & replacement costs ¹² (OM&R) at this time?	<input checked="" type="radio"/>	<input type="radio"/>

Are projected sewer revenues sufficient to cover OM&R costs for the <i>next five years</i> ?	<input checked="" type="radio"/>	<input type="radio"/>
----------------------------------------------------------------------------------------------	----------------------------------	-----------------------

Does the sewer system have sufficient staff to provide proper OM&R?	<input checked="" type="radio"/>	<input type="radio"/>
---------------------------------------------------------------------	----------------------------------	-----------------------

Has a repair and replacement sinking fund ¹³ been established for the sewer system?	<input type="radio"/>	<input checked="" type="radio"/>
------------------------------------------------------------------------------------------------	-----------------------	----------------------------------

Is the repair & replacement sinking fund sufficient to meet anticipated needs?	<input type="radio"/>	<input checked="" type="radio"/>
--------------------------------------------------------------------------------	-----------------------	----------------------------------

Part III: CAPITAL IMPROVEMENTS REVENUES AND RESERVES

	Yes	No
Are sewer revenues sufficient to cover all costs of current capital improvements ³ projects?	<input checked="" type="radio"/>	<input type="radio"/>

Has a Capital Improvements Reserve Fund ⁴ been established to provide for anticipated capital improvement projects?	<input type="radio"/>	<input checked="" type="radio"/>
--------------------------------------------------------------------------------------------------------------------------------	-----------------------	----------------------------------

Are projected Capital Improvements Reserve Funds sufficient for the *next five years*? Yes No

Are projected Capital Improvements Reserve Funds sufficient for the *next ten years*? Yes No

Are projected Capital Improvements Reserve Funds sufficient for the *next twenty years*? Yes No

Part IV: FISCAL SUSTAINABILITY REVIEW

Have you completed a Rate Study¹¹ within the last five years? Yes No

Do you charge Impact fees⁸? Yes No

2020 Impact Fee (if not a flat fee, use average of all collected fees) =

1559

Have you completed an Impact Fee Study in accordance with UCA 11-36a-3 within the last five years? Yes No

Do you maintain a Plan of Operations¹⁰? Yes No

Have you updated your Capital Facility Plan² within the last five years? Yes No

In what year was the Capital Facility Plan last updated?

Do you use an Asset Management¹ system for your sewer systems?

Yes

No

Do you know the total replacement cost of your sewer system capital assets?

Yes

No

Do you fund sewer system capital improvements annually with sewer revenues at 2% or more of the total replacement cost?

Yes

No

What is the sewer/treatment system annual asset renewal* cost as a percentage of its total replacement cost?

What is the sewer/treatment system annual asset renewal* cost as a percentage of its total replacement cost?

0

Part V: PROJECTED CAPITAL INVESTMENT COSTS

Cost of projected capital improvements

	Cost Please enter a valid numerical value	Purpose of Improvements		
		Replace/Restore	New Technology	Increase Capacity
2021	120000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2021 thru 2025	80000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2026 thru 2030	80000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2031 thru 2035	80000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2036 thru 2040	80000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

This is the end of the Financial questions

To the best of my knowledge, the Financial section is completed and accurate.

Yes

Collections System Section

Form completed by:

May Receive Continuing Education /units (CEUs)

Clayten Nelson

Part I: SYSTEM DESCRIPTION

What is the largest diameter pipe in the collection system (diameter in inches)?

15

What is the average depth of the collection system (in feet)?

11

What is the total length of sewer pipe in the system (length in miles)?

8.1

How many lift/pump stations are in the collection system?

0

What is the largest capacity lift/pump station in the collection system (design capacity in gallons per minute)?

NA

Do seasonal daily peak flows exceed the average peak daily flow by 100 percent or more?

Yes

No

What year was your collection system first constructed (approximately)?

1978

In what year was the largest diameter sewer pipe in the collection system constructed, replaced or renewed? (If more than one, cite the oldest)

1978

How many days last year was there a sewage bypass, overflow or basement flooding in the system due to rain or snowmelt?

0

How many days last year was there a sewage bypass, overflow or basement flooding due to equipment failure (except plugged laterals)?

0

The Utah Sewer Management Program defines two classes of sanitary sewer overflows (SSOs):

Class 1- a Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that:

- (a) affects more than five private structures;
- (b) affects one or more public, commercial or industrial structure(s);
- (c) may result in a public health risk to the general public;
- (d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or
- (e) discharges to Waters of the state.

Class 2 - a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria.

Below include the number of SSOs that occurred in year: 2020

Number of Class 1 SSOs in Calendar year

Number
0

Number of Class 2 SSOs in Calendar year

0

Please indicate what caused the SSO(s) in the previous question.

Please specify whether the SSOs were caused by contract or tributary community, etc.

Part III: NEW DEVELOPMENT

Did an industry or other development enter the community or expand production in the past two years, such that flow or wastewater loadings to the sewerage system increased by 10% or more?

- Yes
 No

Are new developments (industrial, commercial, or residential) anticipated in the next 2 - 3 years that will increase flow or BOD5 loadings to the sewerage system by 25% or more?

- Yes
 No

Number of new commercial/industrial connections in the last year

Number of new residential sewer connections added in the last year

Equivalent residential connections⁷ served

651

Part IV: OPERATOR CERTIFICATION

How many collection system operators do you employ?

2

Approximate population served

2200

State of Utah Administrative Rules requires all public system operators considered to be in Direct Responsible Charge (DRC) to be appropriately certified at least at the Facility's Grade.

List the designated Chief Operator/DRC for the Collection System below:

	Name First and Last Name	Grade	Email Please enter full email address
Chief Operator/DRC	Clayten Nelson	II	cnelson@riverheights.org

List all other Collection System operators with DRC responsibilities in the field, by certification grade, separate names by commas:

	Name separate by comma
SLS ¹⁷ Grade I:	

Collection Grade I:	Name
Collection Grade II:	separate by comma
Collection Grade III:	
Collection Grade IV:	

List all other Collection System operators by certification grade, separate names by commas:

	Name
	separate by comma
SLS ¹⁷ Grade I:	
Collection Grade I:	Cameron Reed
Collection Grade II:	
Collection Grade III:	
Collection Grade IV:	
No Current Collection Certification:	

Is/are your collection DRC operator(s) currently certified at the appropriate grade for this facility?

Yes

No

Part V: FACILITY MAINTENANCE

	Yes	No
Have you implemented a preventative maintenance program for your collection system?	<input checked="" type="radio"/>	<input type="radio"/>
Have you updated the collection system operations and maintenance manual within	<input checked="" type="radio"/>	<input type="radio"/>

the past 5 years?

Yes

No

Do you have a written emergency response plan for sewer systems?

Do you have a written safety plan for sewer systems?

Is the entire collections system TV inspected at least every 5 years?

Is at least 85% of the collections system mapped in GIS?

Part VI: SSMP EVALUATION

Yes

No

Has your system completed a Sewer System Management Plan (SSMP)?

Has the SSMP been adopted by the permittee's governing body at a public meeting?

Has the completed SSMP been public noticed?

During the annual assessment of the SSMP, were any adjustments needed based on the performance of the plan?

Date of Public Notice

02/24/2016

During 2020, was any part of the SSMP audited as part of the five year audit?

Yes

No

If yes, what part of the SSMP was audited and were changes made to the SSMP as a result of the audit?

operations and maintenance no changes made

Have you completed a System Evaluation and Capacity Assurance Plan (SECAP) as defined by the Utah Sewer Management Program?

Yes

No

Part VII: NARRATIVE EVALUATION

This section should be completed with the system operators.

Describe the physical condition of the sewerage system: (lift stations, etc. included)

good/excellent

What sewerage system capital improvements³ does the utility need to implement in the next 10 years?

new building for O&M equipment

What sewerage system problems, other than plugging, have you had over the last year?

none

Is your utility currently preparing or updating its capital facilities plan²?

Yes

No

Does the municipality/district pay for the continuing education expenses of operators?

100% Covered

Partially cover

Does not pay

Is there a written policy regarding continuing education and training for wastewater operators?

Yes

No

Any additional comments?

This is the end of the Collections System questions

To the best of my knowledge, the Collections System section is completed and accurate.

Yes

I have reviewed this report and to the best of my knowledge the information provided in this report is correct.

NO 171 0


clear

Has this been adopted by the council? If no, what date will it be presented to the council?

- Yes
- No

What date will it be presented to the council?

Date format ex. mm/dd/yyyy

03/02/2021

Please log in.

Email

cnelson@riverheights.org

PIN

....

NOTE: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of that assistance. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance, please send an email to wqinfodata@utah.gov and we will contact you as soon as possible. You may also visit our [Frequently Asked Questions](#) page.

Zollinger Annexation - Estimated Utility Cost Inbox

Craig Rasmussen

Tue, Feb 23, 5:02 PM (18 hours ago)

to Doug, Clayton, Sheila

Doug and Clayton,

It does appear that the sewer at 600 South and 900 East can service the property. However, it is a very deep installation to get it there. Approximately 23 feet deep at the 600 S 1000 E intersection.

Just considering the issues the City has had with the sewer along 800 South Street with a depth of 15 feet. This sewer would be 7 or 8 feet deeper than that. Not recommended.

Please find the attached rough estimate for utility work associated with the Zollinger parcel.

Installing sewer pipe at 23 feet deep will be expensive and will take out most of the road.

My recommendation is that the City not participate in cost sharing for utility work. It sets a bad precedent if there are other annexations. The City participating in utility costs with an agreement that the City will be reimbursed if/when there is more development can be risky. If Scott Watterson were to purchase property and not choose to develop further, then the City would incur a significant cost that would never be recovered.

Please contact me with questions on the attached estimated cost.

Thanks,

Craig R.

Craig Rasmussen

Division Manager

95 West 100 South, Ste. 115

Logan, UT 84321

435.227.0333 / 435.232.7265 Cell

435.227.0334 Fax

FORSGREN
Associates Inc.

Preliminary Estimate of Cost



Project: Water/Sewer Utilities for Zollinger Annexation

Client: River Heights City

Date: February 23, 2021

				BUDGET ESTIMATE		
ITEM NO.	ITEM	UNIT	QUANT.	UNIT PRICE	TOTAL PRICE	
1	Sewer A - 900 East to Montes Property (512 ft)		0	\$ -	\$ -	
1	Mobilization	LS	1	\$ 2,500.00	\$ 2,500.00	
2	8" PVC Sewer Main (8 ft to 18 ft deep)	LF	512	\$ 120.00	\$ 61,440.00	
3	Sewer Manhole	LS	1	\$ 4,500.00	\$ 4,500.00	
4	Connect to Existing Manhole (Core Drill and Boot)	EA	1	\$ 3,000.00	\$ 3,000.00	
5	Roadway Repair - Roadbase and Pavement	LF	512	\$ 50.00	\$ 25,600.00	
12	Pressure Test and Camera New Line	LS	1	\$ 1,000.00	\$ 1,000.00	
6	Traffic Control	LS	1	\$ 1,500.00	\$ 1,500.00	
6	SubTotal			\$ -	\$ 97,040.00	
6				\$ -	\$ -	
7	Sewer B - Montes Property to 1000 East			\$ -	\$ -	
8	Mobilization	LS	1	\$ 3,500.00	\$ 3,500.00	
9	8" PVC Sewer Main (18 ft to 23 ft deep)	LF	200	\$ 200.00	\$ 40,000.00	
10	Sewer Manhole	EA	1	\$ 15,000.00	\$ 15,000.00	
11	Roadway Repair - Roadbase and Pavement	LF	200	\$ 85.00	\$ 17,000.00	
12	Pressure Test and Camera New Line	LS	1	\$ 1,000.00	\$ 1,000.00	
12	Traffic Control	LS	1	\$ 1,200.00	\$ 1,200.00	
6	SubTotal			\$ -	\$ 77,700.00	
13				\$ -	\$ -	
7	Sewer C - 600 South to Zollinger Property			\$ -	\$ -	
8	Mobilization	LS	1	\$ 3,500.00	\$ 3,500.00	
9	8" PVC Sewer Main (23 ft to 7 ft deep)	LF	590	\$ 150.00	\$ 88,500.00	
10	Sewer Manhole	EA	2	\$ 6,000.00	\$ 12,000.00	
11	Roadway Repair - Roadbase and Pavement	LF	590	\$ 75.00	\$ 44,250.00	
12	Curb, Gutter and Sidewalk	LF	300	\$ 45.00	\$ 13,500.00	
12	Pressure Test and Camera New Line	LS	1	\$ 1,000.00	\$ 1,000.00	
12	Traffic Control	LS	1	\$ 1,200.00	\$ 1,200.00	
6	SubTotal			\$ -	\$ 163,950.00	
13				\$ -	\$ -	
13	Water - 600 South to Zollinger			\$ -	\$ -	
14	Connect to Existing Water Main	LS	1	\$ 3,000.00	\$ 3,000.00	
15	8" PVC C-900 Water Main	LF	650	\$ 60.00	\$ 39,000.00	
16	Fire Hydrant	EA	2	\$ 4,500.00	\$ 9,000.00	
17	Road Repair (Include w/ Sewer as majority of road will be replaced)	LF	0	\$ -	\$ -	
17	Testing and Disinfection	LS	1	\$ 1,000.00	\$ 1,000.00	
18	Traffic Control	LS	1	\$ 1,200.00	\$ 1,200.00	
6	SubTotal			\$ -	\$ 53,200.00	
19				\$ -	\$ -	
TOTAL					\$ 391,890.00	
Contingency				15%	\$ 58,783.50	\$ 450,673.50
Survey, Design, and Construction Management Services				Percent	12%	\$ 54,080.82
Total Estimated Cost					\$ 504,754.32	

As the Engineer has no control over the cost of labor, materials, equipment, the Contractor's methods of determining prices, or over competitive bidding or market conditions, the Opinions of Probable Construction Costs provided for herein are made on the basis of the Engineer's experience and past bid tabulations on other similar projects. These opinions represent the Engineer's best judgment as a design professional familiar with the construction industry. However, the Engineer cannot and does not guarantee that proposals, bids, or the construction cost will not vary from Opinions of Probable Construction Costs prepared by him/her.

Parcel Map

