

MINUTES OF A PUBLIC MEETING HELD **MARCH 30, 1984**
REGARDING A PROPOSED STREET AND DRAINAGE IMPROVEMENT PROJECT

PRESENT

Grant S. Nielson
Don Dafoe
Neil Dutson
Craig Greathouse
Kjell Jenkins
Ruth Hansen

Mayor
Council Member
Council Member
Council Member
Council Member
Council Member

OTHERS PRESENT

Jim Allan
Doyle Bender

City Manager
City Treasurer

Neil Forster	Public Works Superintendent
Alan Riding	Public Works Foreman
Louise Nielson	Resident
Pete Shields	Resident
Bob Meinhardt	Resident
Lynne Meinhardt	Resident
Lon Wood	Resident
Art Jeffery	Resident
Willis Morrison	Resident
Roger Lister	Resident
Ed Lister	Resident

H. Doyle Bender, City Treasurer, recorded the minutes of this Public Meeting in the absence of Dorothy Jeffery, City Recorder. At 7:07 p.m. Mayor Nielson called the meeting to order and then turned the meeting over to Jim Allan, City Manager, for the presentation of options.

The major problems with streets in Delta are:

- A. No water drainage
- B. Cracks in the pavement caused by water freezing, causing expansion and contracting

A. Types of Improvemnet

I. Option I

- Regrading (where greatest need)
 - Streets 44' wide
 - Curb and gutter
- estimated cost
\$60.00/foot

II. Option II

- Regrading
 - Streets 44' wide
 - No curb and gutter
- estimated cost
\$45.00/foot

III. Option III

- No regrading
 - Streets 44' wide
 - No curb and gutter
 - No sidewalk
 - No drainage swales
 - Petromat on street
- estimated cost
\$24.00/foot

IV. Option IV

- Chip seal
- estimated cost
\$8.00/foot

V. Option V

-- Combination of Option III & IV estimated cost
\$32.00/foot

The value of the membrane as a base for roads in Delta was discussed. The Superintendent of Public Works will be attending a seminar on the subject of membranes in the future.

B. Project Size

I. Option I

street improvements	2.9 million
drainage system	688,000
irrigation adjustments	125,000
total	<u>4.3 - 4.5 million</u>

II. Option II

street improvements	1.4 million
drainage systems	688,000
total	<u>2.3 - 2.5 million</u>

III. Option III

street improvements	657,000
drainage system	425,000
total	<u>1.2 - 1.4 million</u>

C. Cost of Construction

Curb & gutter	\$13.00/foot
Street	
Pavement/asphalt	\$49.60/foot
Excavation	3.00/foot
Grading	2.25/foot
Utility Adjustment	1.00/foot
TOTAL	<u>\$58.85/foot</u>

Note: This has been adjusted to \$60.00/foot for improvements under Option I.

City Manager Jim Allan opened the meeting for citizen input and the following questions were asked for future consideration by the City Council:

1. What will happen to existing curb and gutter on streets wider than 44 feet?
2. What will be done with the excessive water on the West side of Center Street?

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3. What about the idea of an island down the center of Center Street for trees and planters?
4. The City of Delta should have a master plan for the width of future streets in Delta.
5. Would the property owners maintain the swales in front of their properties?
6. On the ditch system the water will soak back underground and erode the pavement from underground. What kind of maintenance will be required in the future?
7. How will the City of Delta get the money to pay for an Option presented this evening?

Jim Allan noted that the City of Delta was given \$500,000.00 from Inter-mountain Power Project, which must be committed before the end of next year. While this sum sounds like a lot of money, in relationship to the funds for any option noted the sum of \$500,000.00 is just beginning. The following are options open to the City at this time:

1. Take the \$500,000.00 and spend it for drainage or streets and when the \$500,000.00 is gone, that is the end of the project or projects.
2. Go to the Community Impact Board and request an interest free loan for 20 years and try to obtain all funds needed for drainage and street improvement. (It was noted this was only done once in the State of Utah and that was for the City of Vernal.)
3. Contact the Community Impact Board for no interest or low interest loan for a majority of the project or projects and invest the \$500,000.00 at a higher interest rate to make payments on the loan.
4. Invest \$500,000.00 in a shrinking fund and borrow 1-2 million dollars with a 3 mill increase for the entire city. This could also be done with a city wide increase of 3 mills for the drainage options and set up Special Improvement Districts for the areas of town to receive the benefit of the street improvements.

The Mayor indicated that an increase of 1 mill on a home with a value of \$75,000.00 is an increase of \$15.00/year in property taxes. The audience indicated their approval of a 3 mill increase at this time. The idea was presented that now is the time to act to obtain a master plan for drainage and explore the CIB as to monies available.

At 8:35 p.m. the Mayor declared the Public Meeting closed.