



August 13, 2019

Jeff Gilbert
Transportation Planner
Cache Metropolitan Planning Organization
179 North Main, Suite 300
Logan, Utah 84321

Email: Jeff.Gilbert@cachecounty.org

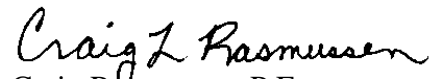
**RE: 800 South Street Improvement Project
2019 COG Street Improvement Funding Application
River Heights City, Utah**

Dear Mr. Gilbert:

I hereby certify that the referenced project's construction drawings provided hereunder have been designed and drafted to not less than a 90-percent level of completion for the purposes of submitting an application for funding for the eligible street improvement costs through the Cache County Council of Governments.

If you should have any questions or need additional information, please contact me at 435-227-0333 or via email casmussen@forsgren.com.

Sincerely,


Craig Rasmussen, P.E.
Project Manager

Enclosures



River Heights City
 520 South 500 East
www.riverheights.org

Opinion of Probable Costs

Project: 800 South Street Improvements
Connector Roadway Section
 Owner: City of River Heights, Utah

Project No: 14-13-0004-027
 Date: 13-Aug-19
 Case: Construction

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Mobilization	1	LS	\$ 4,500.00	\$ 4,500
2	Prepare and Implement Traffic Control Plan	1	LS	\$ 1,500.00	\$ 1,500
3	Saw-Cut Asphalt	80	LF	\$ 1.50	\$ 120
4	Clear and Grub Roadway	2,320	SY	\$ 3.00	\$ 6,960
5	Roadway Excavation	2,320	SY	\$ 12.00	\$ 27,840
6	Adjust Existing Manhole Frame/Lid to Grade	2	EA	\$ 600.00	\$ 1,200
7	Remove and Dispose of Existing 24-inch Culvert	60	LF	\$ 8.00	\$ 480
8	Remove and Dispose of Existing Irrigation Box	1	LS	\$ 500.00	\$ 500
9	Construct Concrete Irrigation Structure	1	LS	\$ 3,800.00	\$ 3,800
10	Construct 24-inch Diameter N12 SD Pipe	600	LF	\$ 85.00	\$ 51,000
11	Construct 24-inch Diameter Flared End Section	1	LS	\$ 1,500.00	\$ 1,500
12	Construct Connection to Existing Catch Basin	1	LS	\$ 1,200.00	\$ 1,200
13	Construct 6-inch Thick Driveway Approach Ramp	1	LS	\$ 3,500.00	\$ 3,500
14	Construct Property Access Curb Cut	1	LS	\$ 800.00	\$ 800
15	Construct APWA Type A - Curb and Gutter	1,200	LF	\$ 18.00	\$ 21,600
16	Pit Run Structural Backfill	765	CY	\$ 24.00	\$ 18,360
17	4-inches Thick Untreated Base Course Material	1,800	SY	\$ 4.50	\$ 8,100
18	Construct 3" Thick Hot Mix Bituminous Pavement	1,800	SY	\$ 14.00	\$ 25,200
19	Landscape Restoration	1	LS	\$ 2,500.00	\$ 2,500
Subtotal					\$ 180,700
1	Project Design & COG Application Development				\$ 10,800
2	Survey				\$ 1,600
3	Construction Engineering				\$ 4,200
Subtotal					\$ 16,600
Total					\$ 197,300
Contingency (10%)					\$ 19,800
Total Project Cost					\$ 217,100





Craig Rasmussen

From: Robert K Scott <robertkscott@riverheights.org>
Sent: Thursday, June 27, 2019 1:45 PM
To: Todd Rasmussen
Cc: Craig Rasmussen
Subject: Re: 800 south COG application

Sounds good.

On Thu, Jun 27, 2019, 3:36 PM Todd Rasmussen <toddrasmussen@riverheights.org> wrote:

Hey K, Craig,

Please get together and make sure we have everything together for our COG fund application. It is due on Tuesday August 13 by 5pm and requires 90 engineering.

Please let me know if you need anything from me or if I can help in any way.

Thanks, Todd

River Heights City

COUNCIL MEETING AGENDA

Tuesday, April 23, 2019

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

Opening Remarks (Clausen) and Pledge of Allegiance (Wilson)

Adoption of Previous Minutes and Agenda

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

Public Comment

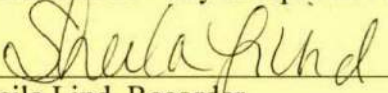
Discuss Council Member Duties

Discuss and Approve Plans to Apply for COG Funds to Complete 800 S Road Project

Approve Wastewater Management Plan

Adjourn

Posted this 23rd day of April 2019



Sheila Lind, Recorder

Attachments for this meeting and drafts of previous meeting minutes can be found on the State's Public Notice Website (pnn.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

Council Meeting

April 23, 2019

Present: Mayor Todd Rasmussen
Council members: Doug Clausen
Robert "K" Scott
Elaine Thatcher
Dixie Wilson
Blake Wright, electronically

Recorder Sheila Lind
Public Works Director Clayton Nelson
Finance Director Clifford Grover
Treasurer Wendy Wilker

Others Present: None

The following motions were made during the meeting:

Motion #1

Councilmember Thatcher moved to "adopt the minutes of the council meeting of April 9, 2019 and the evening's agenda." Councilmember Scott seconded the motion, which passed with Clausen, Scott, Thatcher, Wilson and Wright in favor. No one opposed.

Motion #2

Councilmember Thatcher moved to "pay the bills as listed." Councilmember Scott seconded the motion, which passed with Clausen, Scott, Thatcher, Wilson and Wright in favor. No one opposed.

Motion #3

Councilmember Clausen moved that "River Heights City apply for COG funds to complete 800 South, at a cost of about \$3,800 for design work, and agree to offer 15% matching funds." Councilmember Scott seconded the motion, which carried with Clausen, Scott, Thatcher and Wright in favor. Wilson opposed.

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, April 23, 2019 for their regular council meeting.

Opening Remarks and Pledge of Allegiance: Councilmember Clausen opened the meeting with a thought and Councilmember Thatcher led the group in the Pledge of Allegiance.

47 Adoption of Previous Minutes and Agenda: Minutes for the April 9, 2019 meeting were
48 reviewed.

49 **Councilmember Thatcher moved to “adopt the minutes of the council meeting of April 9,
50 2019 and the evening’s agenda.” Councilmember Scott seconded the motion, which passed with
51 Clausen, Scott, Thatcher, Wilson and Wright in favor. No one opposed.**

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

53 Public Works Director Nelson

- 54 • The 1000 East sidewalk project is scheduled to start on May 13th. They plan to do it all within
55 a few days, except for a few minor things they will do after school lets out for the summer. The
56 project cost is about \$46,000 and will be billed in the current fiscal year.
- 57 • They will start working on the ditch issue at 600 E River Heights Blvd tomorrow and finish it
58 by the end of this week.
- 59 • The fence along the brow of the hill, north of the cemetery is scheduled for Monday. He hopes
60 he can get it leveled out by then since the backhoe hasn’t been working.
- 61 • They have done maintenance on the Ryan’s Place playground to make sure everything is in
62 good order.

63
64 Finance Director Grover

- 65 • He pointed out to the council, the Financial Summary doesn’t include bills approved tonight.
66 He gave them each a set of full financial statements to help in figuring their budgets.
- 67 • He will put together a forecast for labor and depreciation so they won’t need to worry about
68 coming up with this in their budgets.
- 69 • Mayor Rasmussen asked if Mr. Grover had a calculation to determine the city’s potential
70 revenue of a home, based on the value. Councilmember Wright stated past mayor Jim
71 Brackner presented this to them some time ago. It was a revenue versus cost benefit for each
72 household. He agreed it would be beneficial when considering whether to keep the property
73 east of the church in River Heights. Mr. Grover will check with Jim Brackner on his formula,
74 and make sure it includes all revenue streams.

75
76 Treasurer Wilker

- 77 • She presented the list of bills to be paid.

78
79 **Councilmember Thatcher moved to “pay the bills as listed.” Councilmember Scott
80 seconded the motion, which passed with Clausen, Scott, Thatcher, Wilson and Wright in favor.
81 No one opposed.**

82
83 Councilmember Clausen asked FD Grover if \$4,000 would need to be added to the next budget
84 if they decide to approve to request COG funding. Mr. Grover stated he plans to create line items in
85 the budget to show capital projects, especially where grants are concerned. It will be easier to track
86 and accrue money for certain projects, and keep a history.

87
88 Councilmember Thatcher

- 89 • Since there wasn’t interest in a youth ambassador program, Ms. Thatcher plans to send a flyer
90 to citizens inviting families to ride in valley parades to represent River Heights and help
91 decorate a float to ride on. Mayor Rasmussen offered to borrow Lance Pitcher’s hummer and
92 take the youth council to some parades. Ms. Thatcher understood the importance of attending

95 other city parades so they will reciprocate and be in River Heights' parade. There is a little
96 money in the community affairs budget to purchase signs for vehicles to show they're from
97 River Heights.

98 PWD Nelson reminded, when they did away with royalty, he asked a number of times whether
99 they were done with the float. When he was sure they were, he pulled it out of the shop and
100 now there isn't room inside. It's outside, taken apart and unprotected. If it gets decorated they
101 need to decide where they will store it to preserve it and have it available for those who will
102 pull it for parades. They liked the idea of borrowing fancy vehicles. Ms. Thatcher will find out
103 the other cities' parade dates. Mayor Rasmussen agreed to help locate cars. She will look into
104 signage that won't harm the paint. PWD Nelson offered the city trucks once in a while. Ms.
105 Thatcher will get a flyer ready tonight and get it to Recorder Lind so it can go out with other
106 flyers that will be delivered this week.

- 107 • The Apple Days budget will be \$8,000 again this year.

108 Councilmember Scott

- 109 • Mr. Scott reported the Emergency Preparedness fare went well. The county emergency
110 specialist will give him some information to include in our next newsletter on how to take care
111 of ourselves, individually, during an emergency. Councilmember Clausen reminded of a guy
112 who would come to the council and give a presentation on water purifiers.

113 Councilmember Clausen didn't have anything.

114 Councilmember Wilson

- 115 • T-ball sign ups are underway. Currently there are about 35 signed up, which is a low number.
116 Since Providence started a T-ball program River Heights hasn't had near the participation they
117 had in the past. She felt unsure whether to go ahead with the season or not. Councilmember
118 Scott suggested going ahead with it this year and then support Providence's program next year.
119 She was concerned the shirts would cost more if she ordered less, but decided to go ahead with
120 the program. She will order the shirts after May 1. Councilmember Thatcher suggested getting
121 the word out, if its going to be the last year.

122 Councilmember Wright

- 123 • The Planning Commission has been considering some minor changes to the city code, as well
124 as addressing weeds as a nuisance and Airbnbs. The changes will be sent to the council in a
125 month or so. Mayor Rasmussen asked if was too soon to start talking to property owners about
126 maintaining their park strips and property next to the roadways. The city has been maintaining
127 some back yards along Stewart Hill Drive, when it should be the responsibility of the property
128 owner. Councilmember Wright stated the current code has language about maintaining
129 property, up to the street right-of-way.

130 Recorder Lind

- 131 • Ms. Lind informed, next week's flyers will be delivered explaining the new fence ordinance
132 and announcing the upcoming election and the Lions breakfast.
- 133 • She will be gone for the next meeting. Joe Ames will take the minutes.

139 Mayor Rasmussen

140 • He has been working with City Attorney Jon Jenkins to figure a way River Heights could get a
141 guarantee on the type of development that would go in east of the church, if the council agreed
142 to let the property go to Providence. Councilmember Clausen expressed frustration that the
143 city's engineer isn't in on these discussions. PWD Nelson reported he has been talking to him.
144 He has said River Heights could probably provide a gravity sewer. A looped water line would
145 also be possible, although very difficult and expensive. River Heights would probably never
146 recoup this money. Just because its doable doesn't mean it makes sense. Mr. Clausen would
147 like the council to meet with Engineer Rasmussen and the developer to discuss options.

148

149 Mayor Rasmussen said the developer is showing a desirable plan with larger lots than would be
150 required if the property stayed in River Heights. Councilmember Clausen would still like River
151 Heights to have the utility money. PWD Nelson said it would cost the city more to keep it in
152 River Heights because of the added expense for providing utilities. Mr. Clausen would like the
153 city engineer to weigh in on the discussions. Mayor Rasmussen pointed out that it is the
154 developer's responsibility to see if and how he can get utilities from River Heights. If he can,
155 he will continue to buy the property and figure it out.

156

157 PWD Nelson doesn't want to see the city pay engineering costs to make a determination for the
158 developer. He doesn't see why River Heights should hang on to this property when they let a
159 section go in the Riverdale area a couple years ago in a similar situation.

160

161 Councilmember Clausen asked that everyone put their prejudices aside and work through it.
162 Mayor Rasmussen said this opportunity will come up if the developer buys the property and
163 then approaches River Heights, at which point the city engineer will review their plans. Right
164 now, they should approach it as if the property is staying in River Heights. If the developer
165 comes with a plan, then the council will decide if its affordable. If the decision is that it's not
166 feasible for River Heights, then River Heights would want assurance that the developer will
167 hold to a certain plan if they are released to go to Providence.

168

169 Councilmember Wright agreed the design is probably the best River Heights could hope for.
170 He is leery about counting on an HOA long term. In some cases cities have had to step in.
171 Councilmember Clausen said Hyrum has an ordinance where they review the HOA
172 requirements to make sure they will be bringing in money for 20 years of expenses.
173 Councilmember Thatcher said state law now requires HOAs to have enough to cover
174 emergencies.

175

176 Mayor Rasmussen said the developer has 90 or 100 days due diligence with the church. He
177 guesses they will need to decide by mid July if they are going to purchase it.

178

179 • Councilmember Thatcher asked Mayor Rasmussen what he has found on the legalities for
180 selling the Old Church. Attorney Jenkins has said the city has a lot of leeway, and is pretty
181 well protected. The property would be declared as surplus, a public hearing would be held,
182 they would vote to deem it as surplus and then open it up for bid to the public. He will go over
183 it in more detail with Attorney Jenkins this week.

184

185 Public Comment: There was none

186 Discuss Council Member Duties: Mayor Rasmussen wanted to ask for thoughts on switching
187 up council duties, but will hold off on the discussion due to time.

188 Discuss and Approve Plans to Apply for COG Funds to Complete 800 S Road Project: Mayor
189 Rasmussen asked if there were any council members opposed to completing 800 South all the way
190 through. Councilmember Thatcher said it makes sense but knows the neighbors along 800 South
191 won't like it. Councilmember Wright said 800 South has been shown as a through street in the general
192 plan for many years. The intent has been, if anyone on the north side developed, the city would require
193 they pay for road improvements.

194 Councilmember Wilson asked if there was a right-of-way in place. She was told there is. She
195 asked the benefits of putting it through. PWD Nelson said it will take pressure off of 700 South and
196 disperse traffic through the city. Councilmember Clausen said it will funnel traffic from Providence's
197 east developments, keeping them from coming further into River Heights. Councilmember Thatcher
198 warned they should be prepared for opposition. PWD Nelson agreed the neighbors will hate it until
199 it's in and then they will use it everyday. He reminded 800 South, was a designated road long before
200 those homes went in.

201 Discussion was had on a cost estimate for the road and engineering. PWD Nelson guessed it
202 would be \$3,300-3,800 for engineering. When applying for COG funding, plans need to be submitted
203 and the city needs to be willing to match 10-15% (the more the match the better chance of funding).
204 Design fees can be included in the match funds. Conservice will be required to pay for half the cost of
205 the road along their parking lot. Councilmember Clausen said it could be a long time before any
206 money is available.

207 Councilmember Thatcher feels it will be better to have more than one access to the 800 South
208 neighborhoods, therefore she supports 800 South going through. Councilmember Clausen pointed out
209 if they say 'yes' it means they agree to pay to have it designed and that the city will match 10 or 15%.
210 Councilmember Wright said the city would require future development on 800 South to pay back their
211 share.

212 **Councilmember Clausen moved that "River Heights City apply for COG funds to**
213 **complete 800 South, at a cost of about \$3,800 for design work, and agree to offer 15% matching**
214 **funds." Councilmember Scott seconded the motion, which carried with Clausen, Scott, Thatcher**
215 **and Wright in favor. Wilson opposed.**

216 Mayor Rasmussen assured if the city is awarded the money and then decides not to do the
217 project, they won't get looked down on.

218 Approve Wastewater Management Plan: PWD Nelson reminded, this report gets sent to the
219 state every year. It is identical to last year's, except they had to report the sanitary sewer overflow that
220 happened in 2018. He also had to report the recent adoption of the No Fault Utility Claims Ordinance.
221 Mayor Rasmussen brought up some discrepancies, which Mr. Nelson said he can't change because that
222 part comes directly from the state. Mr. Rasmussen asked how River Heights deals with pretreatment.
223 Mr. Nelson said it is all handled by Logan City, as well as River Heights performing their annual
224 inspections, and solving issues they find.

225 All agreed with the report he put forth.

226 Mayor Rasmussen asked for a budget workshop. It was decided they will meet on May 7 at
227 5:30 p.m. Councilmember Clausen reminded they will decide on capital projects which may lengthen
228 the meeting.

229 The meeting adjourned at 8:10 p.m.

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232
233
234
235

Todd A. Rasmussen, Mayor

Sheila Lind, Recorder