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Council members discuss implementing a sufficient fee schedule for plat and plan reviews

By Myrna Trauntvein

Times-News Correspondent

Developers have been paying less for the work of reviewing plats and plans than the cost to the city but that will likely change.

During the discussion Greg Rowley, city council member, called for a moratorium until the council could implement a sufficient fee schedule for such development work.

"I would be in favor of a short moratorium," said Rowley.

It was finally decided that the council would discuss the issue next meeting and try to come up with a solution.

"Nephi City has many subdivisions and commercial/industrial developments within city limits," said Seth Atkinson, city administrator. "From the inception of the first subdivision and commercial lot the staff of Nephi City has spent countless hours reviewing plats and plans at minimal cost to the developers."

The cost born by the developer is much lower than the actual cost to the city for the review process.

"In the past three years Nephi City has seen an increasing number of building permits and developments and this construction trend is indicative of more growth coming," he said. "This means more staff time will be spent in the review process of new developments."

In order for the city to pay for the time spent in the review process they will need to institute plan review fees that correlate to the hours spent by the staff to handle the review process.

The council has a goal in their annexation policy that new growth should pay for itself and the General Plan has an objective to "update fee structures as necessary to keep pace with current and future growth demands."

By instituting these fees, the city's utilities and General Fund can recoup some of the costs of development currently borne by existing taxpayers and ratepayers.

Atkinson said that the staff has researched what other communities charge for these services and summarized these. He showed the council a table with that information.

The staff has also examined city costs and the proposed fees are in line with the costs incurred.

"In the Council's work session it was discussed that the site plan review fee should be reduced to \$500 based on the recommendation of the Planning Chair, Glenn Greenhalgh," said Atkinson. "Many site plans do not require a significant amount of review time and



NEPHI'S ROSE GARDEN • at 100 North and 100 East was in full bloom just in time to celebrate the 24th of July on Monday. If you haven't taken the time to check it out, we suggest you take a half hour and before fall arrives in a month and half, please do so. Also the Lion's sponsored Veteran's Memorial just east of the garden salutes our veterans and should be toured.

Nephi City will soon have updated mapping system for the city's electrical services

By Myrna Trauntvein

Times-News Correspondent

It is important for Nephi City to have an updated mapping system for the electric services in the city.

Information about the city's utility infrastructure is limited; however, over many years some utility maps have been compiled to give the utility workers the ability to better serve the public.

Kyle Marchant, Nephi City Public Works Director, has been diligent about maps for utilities systems, said Seth Atkinson, city administrator.

"The utility maps that have been compiled into visual master maps include water and sewer," said Atkinson. "The natural gas utility is currently being compiled and reconciled in-house, but still remains incomplete."

"The electrical utility has never had the luxury of updated maps," said Marchant.

The electrical department has been operated for many years without the aid of a master map. Nephi City electricians have relied heavily on old outdated maps.

"The time has come to upgrade the current mapping system and more specifically the electrical maps," said Marchant.

System maps can help improve the quality of service that the electrical department can provide, and modeling the electrical system will provide the City electricians with the information necessary to keep the system in prime operating condition.

"Last year, in the 2016-2017 fiscal year budget, approximately \$40,000 was set aside in an effort to get a master map and electrical model for

the electrical department, but the quantity fell short," said Atkinson.

The proposed cost for the master map and electrical model is \$88,902.

Because of a lack of funds in the last fiscal year budget, no money was spent from that specific budget item with the intent of carrying it over to the current fiscal year budget, said Atkinson.

By combining the two years of budget, there is sufficient money to cover the cost of the mapping and modeling project.

In the coming fiscal year the city will be investing in new GPS equipment that will provide us with the ability to expand this new master map as the electrical system expands.

The city will no longer need to contract out services in order to keep the utility master maps up to date. By utilizing the GPS equipment in con-

junction with current GIS software, this mapping project becomes a one-time need and one-time purchase.

The public works department sought out multiple qualified surveys and engineering firms to produce a master map and model of the Nephi City electrical system.

A request for qualifications was sent to multiple firms including Ludlow Engineering, CIS surveying, KEE Engineering, Horrocks Engineering, Codale Electric, and Sunrise Engineering.

After reviewing all the qualified submittals the staff felt that Horrocks Engineering (who teamed with KEE Engineering) would be the best option to fulfill the electric department's needs.

See **Mapping** on page 2

Nephi City awards bid for electrical line construction

By Myrna Trauntvein

Times-News Correspondent

A recent development on the north end of Nephi has prompted an upgrade to the electrical system.

Justin Seely, mayor pro tempore, requested that the city administrator explain the bid process.

"This project has been on the capital project list, but the developments on this end of town have brought the need to the forefront," said Seth Atkinson, city administrator.

The line will extend eastward from 1250 North and Main Street across the highway and then northward to the hospital, said Atkinson.

It will then eventually loop

westward and then south along the western boundary of the industrial park.

"This upgrade will increase the capacity in the electrical system for any new development in this area," said Atkinson.

The staff has solicited bids from companies to install conduit along this route.

Some of the areas of conduit installation will require a special boring machine that is beyond the city's capabilities, said Atkinson. "Our electrical crew will be installing the electrical line once the conduit is in place," he said.

Sorensen Companies Inc. (SCI) was the company with the most favorable bid, and they also have a window of opportunity to mobilize their

crews within the next week or so.

"This is the same company that did the work for us in Nebo Heights," said Rust Finlinson, city power superintendent. "We were happy with the work they did for us there."

Due to this window of opportunity for the conduit installation contract and the desire of the development to move forward, staff felt it was best to present both the Notice of Award and the Construction Contract to the council.

SCI submitted a bid of \$175,657.75 and were the low bidders out of four companies which submitted bids.

"The budget for this year anticipated this line upgrade

and staff will be seeking debt financing for this and the substation project in this fiscal year," he said.

The staff recommended that the council approve the Notice of Award to SCI, Inc. as well as the construction contract to the same company.

"SCI, as part of the notice of award, has agreed to deliver with the executed contract security bonds and certificates of insurance as specified in the instructions to bidders, general conditions and supplementary conditions," Atkinson said.

Within 10 days after completion of the project, the city will return one fully executed counterpart of the Notice of Award.



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Deadlines: Monday 12 noon

Phone

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Office Hours

M-F- 9:30 to Noon

1:00 to 5 p.m.

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