



ALPINE CITY COUNCIL MEETING AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a Public Meeting on **Tuesday, January 28, 2020 at 7:00 pm** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

I. CALL MEETING TO ORDER *Council Members may participate electronically by phone.

- | | |
|---------------------------------|-------------------------|
| A. Roll Call | Mayor Troy Stout |
| B. Prayer: | Judi Pickell |
| C. Pledge of Allegiance: | By invitation |

II. CONSENT CALENDAR

- A. Approve City Council Minutes of January 14, 2020**

III. PUBLIC COMMENT

IV. REPORTS AND PRESENTATIONS

- A. Recognize Outgoing Councilmembers**

V. ACTION/DISCUSSION ITEMS

- A. PUBLIC HEARING: Possible location of Verizon Cell Tower in City Hall Park or Creekside Park**
- B. Verizon Cell Tower:** The City Council will consider approving a location for the proposed cell tower.
- C. Appointment of Planning Commission Member:** The City Council will consider approving the appointment of a new member to the Planning Commission.
- D. 300 North Well Rehabilitation/Widdison Turbine Invoice:** Shane Sorensen will present costs for the 300 North well rehabilitation project.
- E. Alpine Days Chair:** The City Council will consider approving a chair for the upcoming 2020 Alpine Days.
- F. Open Meeting Act Training – David Church**

VII. STAFF REPORTS

VIII. COUNCIL COMMUNICATION

- IX. EXECUTIVE SESSION:** Discuss litigation, property acquisition, or the professional character, conduct or competency of personnel.

ADJOURN

Mayor Troy Stout
January 24, 2020

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS. If you need a special accommodation to participate, please call the City Recorder's Office at (801) 756-6347 x 4.
CERTIFICATE OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was on the bulletin board located inside City Hall at 20 North Main and sent by e-mail to The Daily Herald located in Provo, UT, a local newspaper circulated in Alpine, UT. This agenda is also available on our web site at www.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are now recorded.

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Planning Commission/City Council, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, beepers, pagers or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length, and avoiding repetition of what has already been said. Individuals may be limited to two minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the lobby area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing vs. Public Meeting

If the meeting is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 N. Main, Alpine, UT
January 14, 2020

I. CALL MEETING TO ORDER

The meeting was called to order at 7:00 pm by Mayor Troy Stout.

A. Roll Call: The following were present and constituted a quorum

Mayor Troy Stout

Council Members: Lon Lott, Judi Pickell, Carla Merrill, Greg Gordon, Jason Thelin

Staff: Shane Sorensen, Charmayne Warnock, David Church, Austin Roy, Officer Brooks, Chief Reed Thompson

Others: Loraine Lott, Phil Ballif, Monica Lawlis, Michael C. Kendig, Sarah Kendig, Jennie Brasfield, Sylvia Christiansen, Vaughn Pickell, AnnMarie Gordon, Richard Gordon, Claudene Gordon, Aiden Gordon

B. Prayer: Lon Lott

C. Pledge of Allegiance: Aiden Gordon

II. SWEARING IN OF NEW CANDIDATES

City Recorder Charmayne Warnock swore in Greg Gordon, Jason Thelin, Judi Pickell, and Lon Lott to the office of City Council Member.

III. CONSENT CALENDAR

A. Approve City Council Minutes of November 19, 2019

B. Partial Payment #6: Alpine PI Meter Project Phase 3 – BMEI, \$56,558.26

C. Final Payment: Alpine PI Meter Project Phase 3 – BMEI, \$34,684.51

D. Partial Payment #2: Healey Park parking lot, Sterling Don Excavation, \$83,380.54

E. Final Payment: 600 North Storm Drain, CAP Construction, \$29,768.70

F. Bond Release #1 – Montdella: \$277,466.69

G. Bond Release #5 – Alpine Ridge Phase I: \$84,712.50

H. Bond Release #1 – Alpine Ridge Phase II: \$211,398.56

I. Bond Release #2 – Alpine Ridge Phase II: \$414,757.26

MOTION: Lon Lott moved to approve the Consent Calendar and the minutes of November 19, 2019 as corrected. Judi Pickell seconded. Ayes: 5 Nays: 0. Motion passed.

Ayes

Nays

Jason Thelin

none

Greg Gordon

Carla Merrill

Judi Pickell

Lon Lott

IV. PUBLIC COMMENT

Dick George – Bald Mountain Circle. Mr. George said that a resident had brought a complaint to the City about an Airbnb that was not occupied by the owner and there was no supervision. It housed a large number of people and had become a nuisance in the neighborhood with the occupants trespassing on other properties and using their sport facilities. He didn't want to see one bad apple spoil the whole barrel, so to speak, and ruin Airbnbs run by other people. He'd had an Airbnb at his home for a year and a half with a five-star rating. He had hosted numerous people from out of the country who had come here to visit family or had family at BYU. There was no hotel in Alpine and he felt the Airbnbs provided a service the community needed.

Shane Sorensen said staff had written an ordinance to regulate the Airbnbs that currently existed in Alpine which required them to be owner-occupied and have adequate off-street parking. The Planning Commission had reviewed it and denied it. It had not come to the Council for review.

Austin Roy said the Planning Commission would be revisiting the issue with drafts of two ordinances, one that allowed Airbnbs with regulations and one that denied them altogether.

David Church said that cities who allowed short-term rentals had the option of adopting a transient room tax which would come back to the cities similar to sales tax. It would not automatically happen, however. The Council would have to pass an ordinance requiring a transient room tax should they decide to allow Airbnbs.

V. REPORTS AND PRESENTATIONS

A. 2020 City Council Assignments

Mayor Stout said the Council Assignments were created before the City had much staff in order to spread the burden among the council members. Since Alpine had grown larger and had more staff, there weren't as many assignments but some remained. He listed the assignments.

Mayor Troy Stout	Mountainland Association of Governments Lone Peak Public Safety District Board
Lon Lott:	Alternate to the Mountainland Association of Governments Mayor Pro tem Representative to the Utah Lake Commission
Carla Merrill:	Alpine Youth Council
Jason Thelin:	Representative to the Lone Peak Public Safety District Board
Judi Pickell:	Liaison between Alpine City and the business community Alternate Representative to the Lone Peak Public Safety District Board
Greg Gordon:	Trails, Parks, and Open Space

Shane Sorensen mentioned other assignments not assumed by the Council. He said the City Administrator typically served on the Utah County Dispatch Board. Dale Ihrke was a private citizen who served as the City's representative to the Timpanogos Special Service District Board, and had done so for a number of years. He did a great job and was willing to continue in that capacity and report back to the Council

B. Financial Report

Shane Sorensen said the Dave Sanderson was a contract employee who acted as the finance director and prepared the financial report. He said Alpine was about 50% through the budget year. The report listed the revenue and expenses. He said things were going well. There were quite a few projects that would be done before the end of the budget year. He told the new Council members to contact him if they had questions about finances so he could explain in more detail. Building permits were up slightly in 2019 with 37 new homes as opposed to 32 in the previous year.

C. Budget Calendar

Shane Sorensen referred to the Budget Calendar which had been included in the packet, which showed the timeline of work sessions and public hearings prior to adopting the new budget for fiscal year 2020-21.

VI. ACTION DISCUSSION ITEMS

A. Approve Officer Involved Critical Incident Protocol Agreement

Sergeant Jamie Brooks said he was there representing the Lone Peak Police Department in half of Chief Brian Gwilliam who was out of town. David Church said the state law required police departments to have a policy and protocol on how they handle officer involved critical incidents, which was basically when an officer had to use his weapon. It was a contract that all entities signed. The latest agreement had been updated and would need to be re-signed.

MOTION: Lon Lott moved to approve the Office Involved Critical Incident Protocol Agreement as represented. Carla Merrill seconded. Ayes: 5 Nays: 0. Motion passed

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	none
Greg Gordon	
Carla Merrill	
Judi Pickell	
Lon Lott	

B. Alpine Animal Lodge Site Plan – Dr. Michael Kendig.

Austin Roy said the Alpine Animal Hospital provided veterinary services and was proposing to also provide boarding facilities for pets. They had submitted a site plan for a 900 square foot building located on the same property as the hospital. The site met the requirements for landscaping, trash, lighting and height requirements for the Gateway zone. The only deficiency was in the setback. The ordinance required a 20-foot setback to adjoining properties. The proposed boarding structure had a setback of 5 feet. It was adjacent to the Alpine Art Center and Foundry. Both indoor and outdoor receptions were hosted at the Art Center and there had previously been concerns about noise and odors from the adjacent kennels. The owners said the boarding facility would be soundproofed. Austin Roy showed the site plan and identified the hospital, the proposed boarding facility and some outdoor kennels.

Lon Lott said he was not aware that they had approved outdoor kennels when it had come to them before.

Office Manager Monica Lawlis said the dogs would not be left in the outdoor kennels. They would be rotated through them to give the dogs a chance to stretch their legs and allow staff to clean other kennels. The dogs would not be housed in the outdoor kennels overnight or without supervision.

Carla Merrill said she was concerned about dogs and noise if the Art Center had an outdoor reception.

Austin Roy said the kennels were on the opposite end of the property with shrubs and other natural barriers between the Art Center gardens and the kennels.

Michael Kendig said the receptions were typically held in the evening and the dogs would not be outside at that time. Monica Lawlis said they would be very aware of their neighbors and be respectful.

The Planning Commission had reviewed the site plan and recommended approval with the condition that the indoor kennels where dogs would be boarded would be soundproofed to 115 decibels. Judi Pickell asked if that was possible. Monica Lawlis said it wasn't easy, but it was possible.

Jason Thelin said the Alpine Animal Hospital was in the Gateway zone which required natural earth-toned colors. He asked why the building was blue. Austin Roy said the Planning Commission had discussed the blue when the Kendigs applied for site plan approval of the remodel. Originally it was lighter blue and they changed it to a darker blue to match the door.

Lon Lott said he had concerns about the 5-foot setback and the grading plan. He asked about the retention along the property line and if there were going to be drainage problems. Monica Lawlis said they were fixing that. They were going to level it out to get the right landscaping. Lon Lott asked if it had anything to do with washing out dog waste. Ms. Lawlis said most of the areas where the dogs were housed would be plumbed into the sewer system.

Mayor Stout asked if they could trust that excessive barking would never happen. Monica Lawlis said the most dogs they would have was 24.

Austin Roy said the number of dogs and kennels were previously established when the Council adopted the ordinance allowing boarding facilities. The Kendigs were only there for approval of an exception on the setback. It was noted that, according to the ordinance, other boarding facilities could be approved in the BC zone.

MOTION: Judi Pickell moved to grant the exception to the setback and approve the proposed site plan with the condition that the soundproofing will be adequate up to 115 decibels. Lon Lott seconded. Ayes: 5 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	none
Greg Gordon	
Carla Merrill	
Judi Pickell	
Lon Lott	

C. Ordinance No. 2020-01, Amending Articles 4.07.060 and 4.07.090 (Road Design) of the Development Code

Austin Roy said the proposed amendment would clear up the conflict between Alpine's code and the State Code and the Fire code pertaining to road design. He reviewed the proposed amendments and lengthy discussion by the Council followed.

MOTION: Jason Thelin moved to approve Ordinance No. 2020-01 amending Articles 4.07.060 and Article 4.07.090 of the Alpine City Development Code with the modification that the proposed language "by as large a radius as practical" under 1. Horizontal Curves be removed. Carla Merrill seconded. Ayes: 5 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	none
Greg Gordon	
Carla Merrill	
Judi Pickell	
Lon Lott	

D. Resolution No. R2020-01, Amending the Consolidated Fee Schedule

Shane Sorensen said that with the installation of the new PI meters, they needed to make some changes to the fee schedule to include fines for damaging PI meters. Culinary meter damage was already addressed in the schedule. The fine was based on the cost of materials and anticipated labor.

MOTION: Lon Lott moved to approve Resolution No. R2020-01 amending the Consolidated Fee Schedule as proposed. Greg Gordon seconded. Ayes: 5 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	none
Greg Gordon	
Carla Merrill	
Judi Pickell	
Lon Lott	

E. Resolution No. R2020-02, Appointment of Board Members to the Lone Peak Public Safety District Board

Mayor Stout had addressed this subject earlier under Council Assignments, but approval of the Resolution would formalize the appointment.

MOTION: Lon Lott moved to approve Resolution No. R2020-02 appointing Jason Thelin to the Lone Peak PSD Board with Judi Pickell as an alternate. Greg Gordon seconded. Ayes: 5 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	none
Greg Gordon	
Carla Merrill	
Judi Pickell	
Lon Lott	

F. E-Bike Discussion

Under Alpine City's current ordinance, all motorized vehicles were prohibited in Alpine City parks, open space, and trails. There had been requests to allow the use of e-bikes on city open space since they more closely resemble a bicycle than a motorcycle. On Federal lands, the Secretary of the Interior has clarified that e-bikes shall be allowed in areas where bicycles are allowed and prohibited where bicycles are not allowed. The basis for that being that e-bikes were very similar to bicycles and would increase recreational opportunities for all Americans, especially those with physical limitations.

Austin Roy provided a chart showing the three classifications for e-bikes. Class 1 had a peddle assist with a maximum speed of 20 mph. Class II did not have peddle assist with a maximum speed of 20 mph. Class 3 had peddle assist with a maximum speed of 28 mph.

Jason Thelin said he had ridden an e-bike and was pleasantly surprised by how well they worked, not only offering a good workout for experienced bikers but allowing people who were not as physically fit to enjoy bicycling. He said a lot of people in his neighborhood who were older or heavier were starting to ride e-bikes. It allowed them to engage in a physical activity that they might not otherwise be able to do.

Chief Reed Thompson said a patient exemption allowed the use of Class 2 e-bikes to address needs that might arise for public safety. They could use a Class 2 e-bike to haul equipment or retrieve a patient.

Mayor Stout said he saw a greater risk with a Class 2 or Class 3 e-bike on a paved trail. Carla Merrill suggested that e-bikes may not be a good fit on paved trails in an improved park like Creekside Park or Burgess Park.

The Council discussed the issue and asked the Planning Commission to come back with some regulatory language for Class 1 e-bikes.

G. Open Meeting Training – David Church: This item was postponed to a future meeting.

VII. STAFF REPORTS

Austin Roy

- The Alpine City General Plan was adopted in 2007. The Planning Commission had worked on updating the General Plan and had a completed draft for the City Council to review. Staff would like to see some progress on adopting an updated General Plan.
- The City Council would be holding a public hearing at their meeting of January 28th to received comment on a proposal that the Verizon cell tower be considered for either Creekside Park or the park behind City Hall. Letters would be sent out to residents within 500 feet of the proposed site.

- Blue Bison had appealed a land use decision by Alpine City in which staff denied a proposed amendment to the Summit Hills subdivision. An Appeal Hearing was scheduled for January 15th, but their attorney had contacted the City and asked to continue it to a later date.

Charmayne Warnock said she'd had a question from a citizen about using golf carts on city streets by underage, unlicensed drivers. The citizen had said that golf carts could be made street legal and he wanted to buy one for his 14-year son to drive to school. Sergeant Brooks said that any street legal vehicle had to be operated by a licensed driver.

Shane Sorensen

- He said that the new City Council members would be getting an Alpine City email address, which they should use.
- Local Officials Day on January 29th was being sponsored by the ULCT and they may want to attend. They would also want to consider attending the annual ULCT Convention on April 22-24th in St. George.
- He said the community had an opportunity for an outdoor recreation grant which could be applied to Bridle Up Hope trail projects.
- Lone Peak High School was holding a mental health awareness program on January 23rd.

VIII. COUNCIL COMMUNICATION

Greg Gordon said he'd been contacted by a concerned resident about an open culvert near the corner of 100 South and Alpine Boulevard. He was worried some kid was going to slip in and drown. The resident had volunteered to help maintain a grating.

Judi Pickell said she would like to revisit how the City granted exceptions. The Council could be more consistent if they had criteria that had to be met in order to qualify for an exception. She said she would also like to revisit the setbacks for the commercial zone. It would make sense to maximize the use of the little bit of land they had in the BC zone.

Troy Stout said the mayors of North Utah County had gotten together to discuss a program designed to help parents cope with the modern influences on children. They agreed to adopt it as a North Utah Count initiative. The intent was to assist parents in creating a more responsible environment for kids and developing a more balanced psychology. He said he would have more information later.

Mayor Stout also noted that they needed to update the Utah League Board members. Shane Sorensen and Troy Stout would be the representatives on the League.

EXECUTIVE SESSION

MOTION: Lon Lott moved to go in to closed session after a five-minute recess to discuss strategy on imminent litigation and a potential real estate transaction. Judi Pickell seconded. Ayes: 5 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	none
Greg Gordon	
Carla Merrill	
Judi Pickell	
Lon Lott	

The open session portion of the meeting closed at 9:30 pm.

The Council returned to open session at 11:00 pm and made a motion to adjourn.

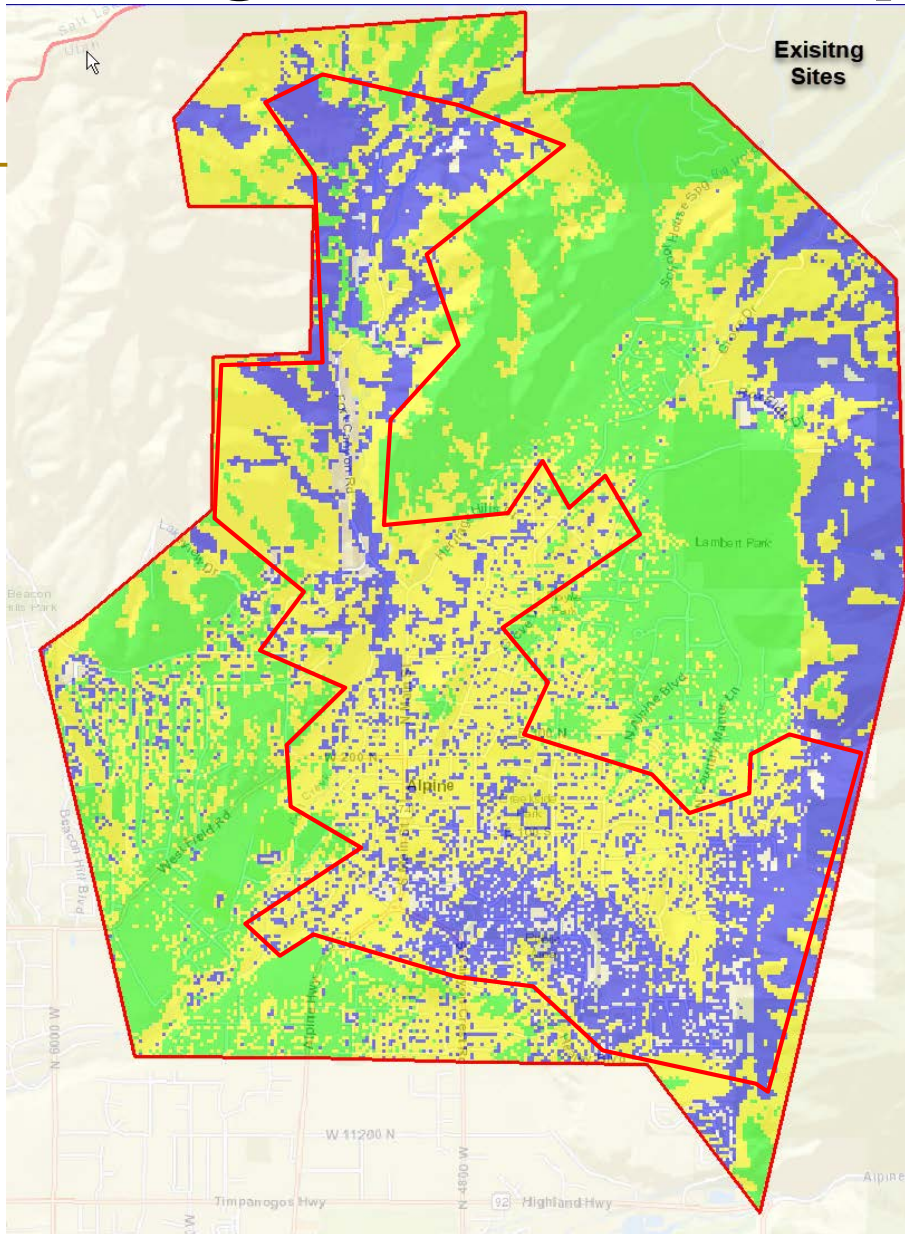
MOTION: Lon Lott moved to adjourn. Carla Merrill seconded. Ayes: 5 Nays: 0. Motion passed.

The meeting was adjourned at 11 pm.

Existing Service in Alpine City

Legend:

-85 dBm,
indoor
-95dBm, in-
vehicle
-105dBm,
outdoor



The area in **red** is where it is currently difficult to provide high quality service in Alpine, mostly due to terrain, as well as tree cover and buildings.

All cities built in foothills have similar terrain issues.

The only VZW cell site in Alpine (#163 on the map) was built in 2016.

The nearest cell sites (in Highland and Cedar Hills) were built in 2009 and 1991.

They were all upgraded in 2019.



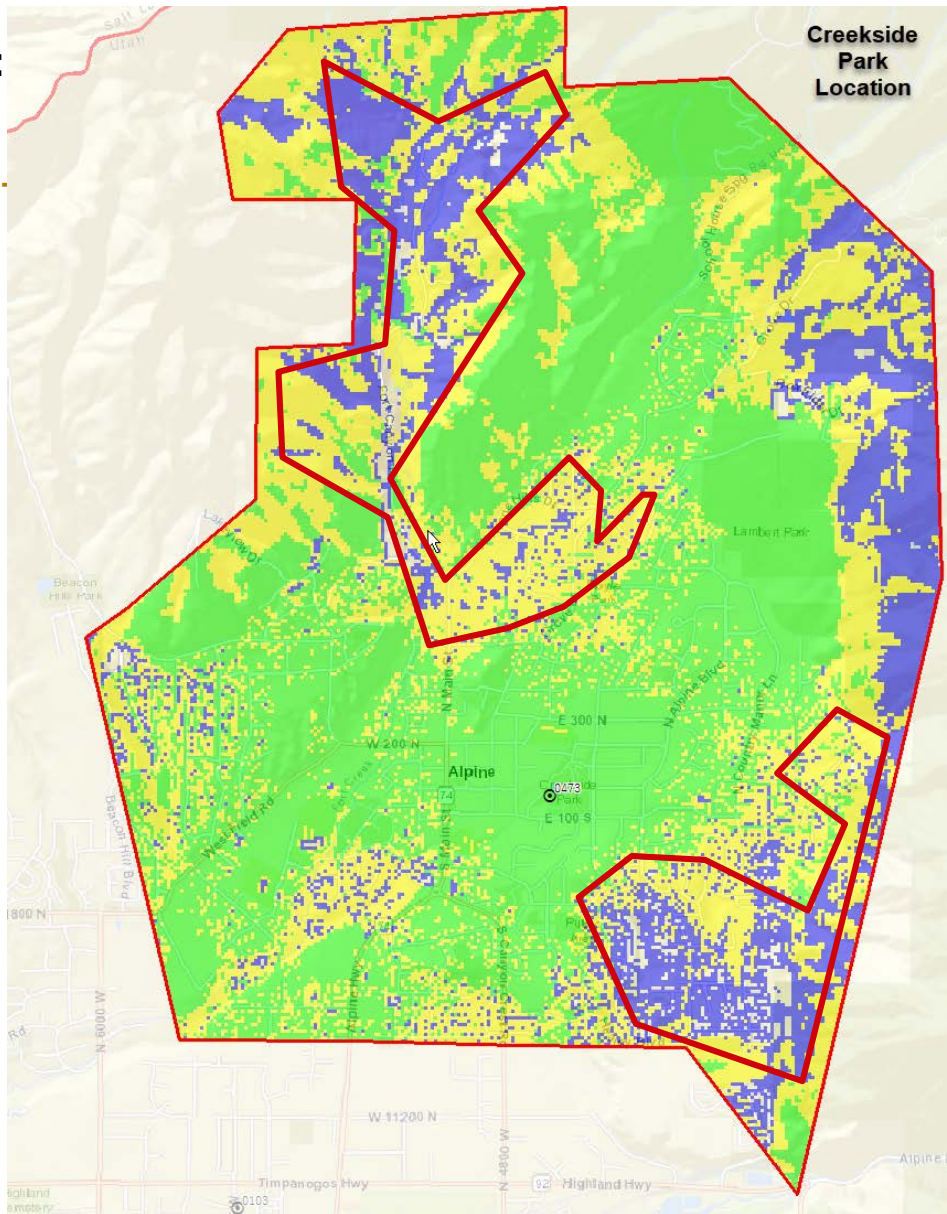
Legend:



Candidate 2 at Creekside Park

Legend:

-85 dBm,
indoor
-95dBm, in-
vehicle
-105dBm,
outdoor



The area in **red** is where it will still be difficult to provide high quality service in Alpine, even after building Candidate 2.

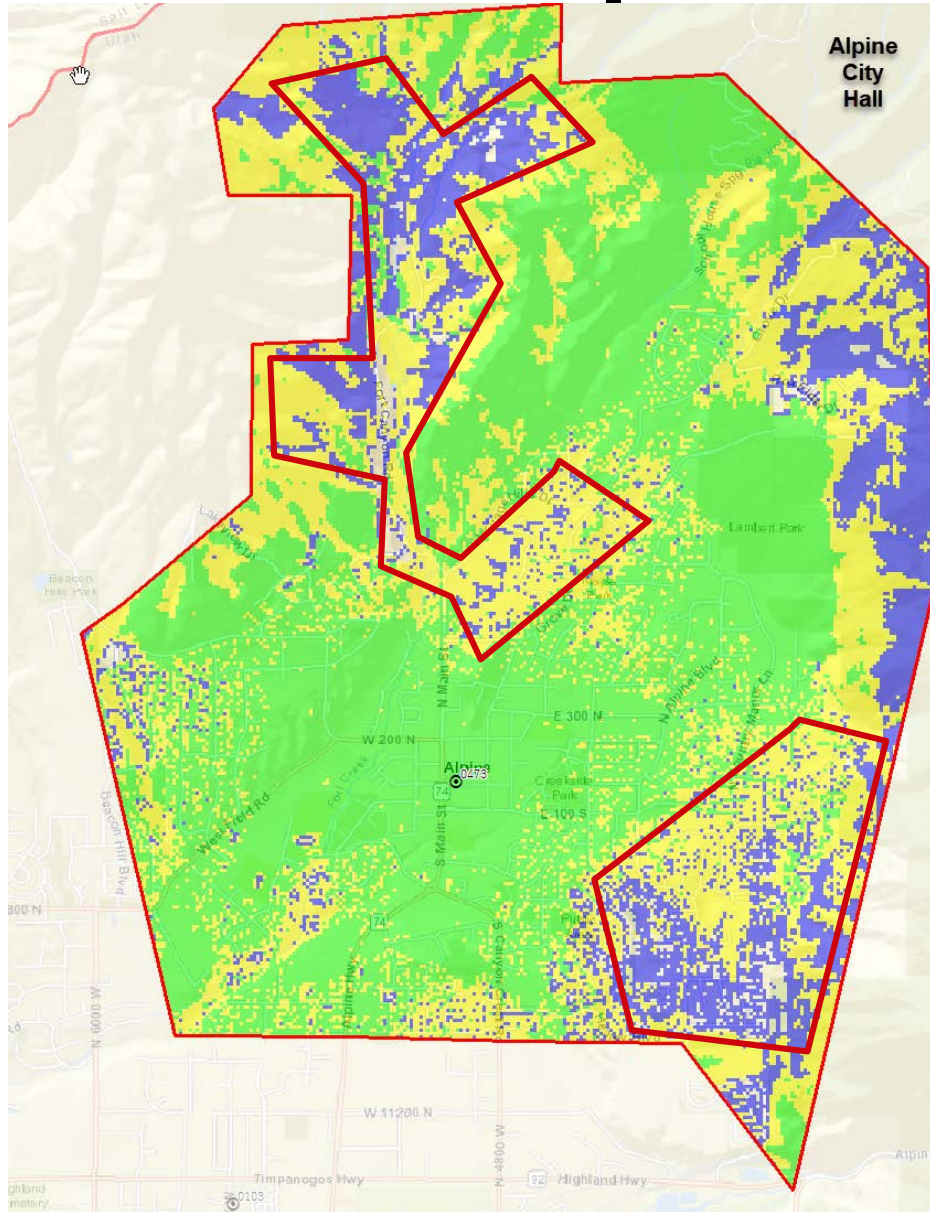
Candidate 2 significantly reduces the size of the red polygon areas where it will be difficult to provide high quality service.



Candidate 3 at Alpine City Hall

Legend:

-85 dBm, indoor
-95dBm, in-vehicle
-105dBm, outdoor

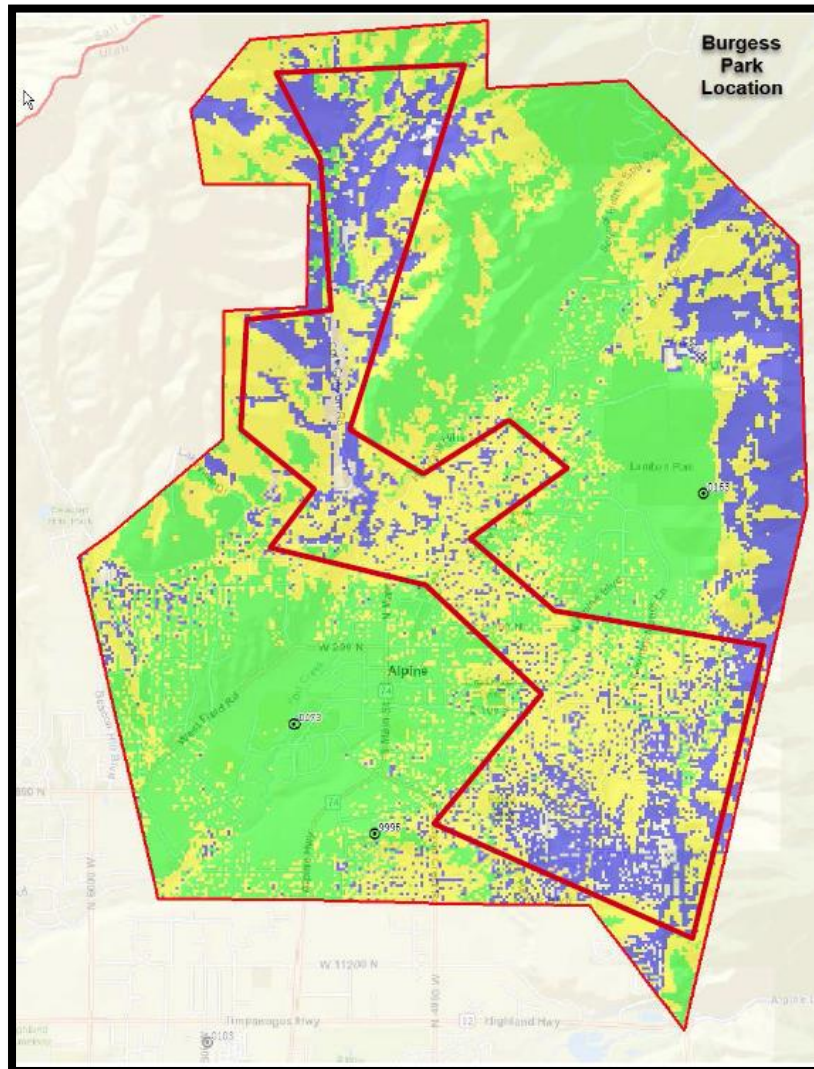


The area in **red** is where it will still be difficult to provide high quality service in Alpine, even after building Candidate 3.

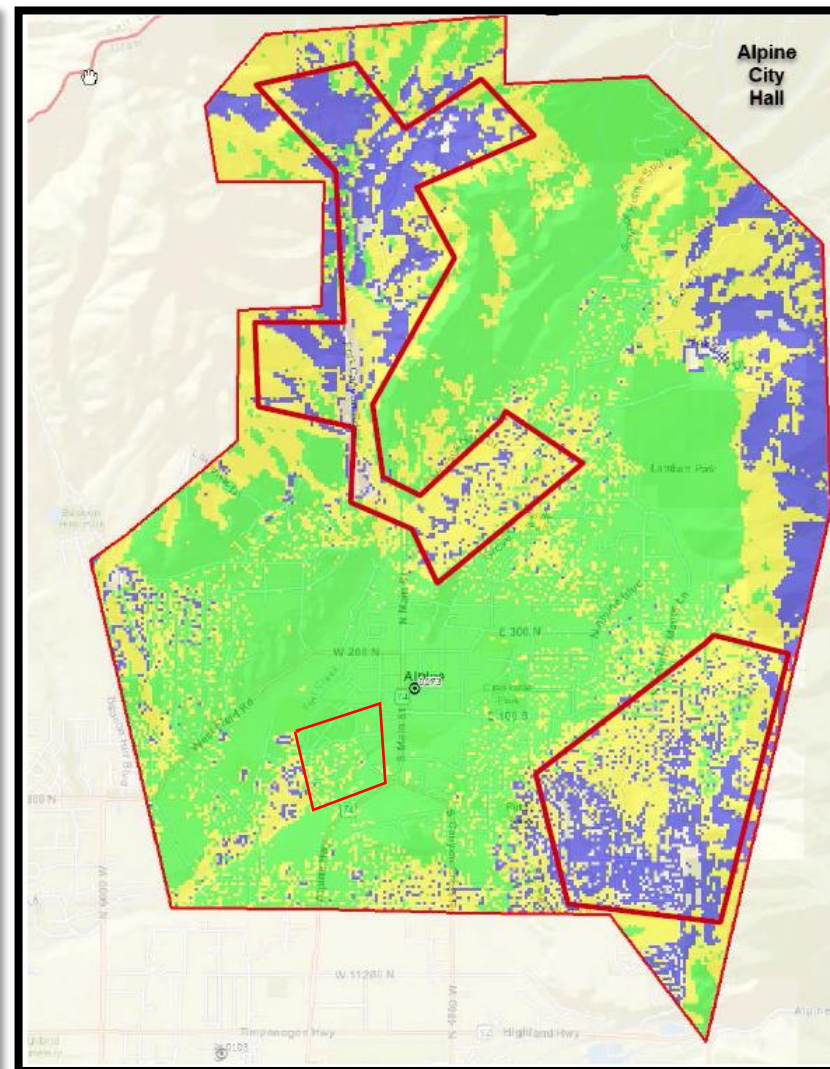
Creekside (2) and City Hall (3) have very similar results. With Creekside out performing just slightly to the south east.



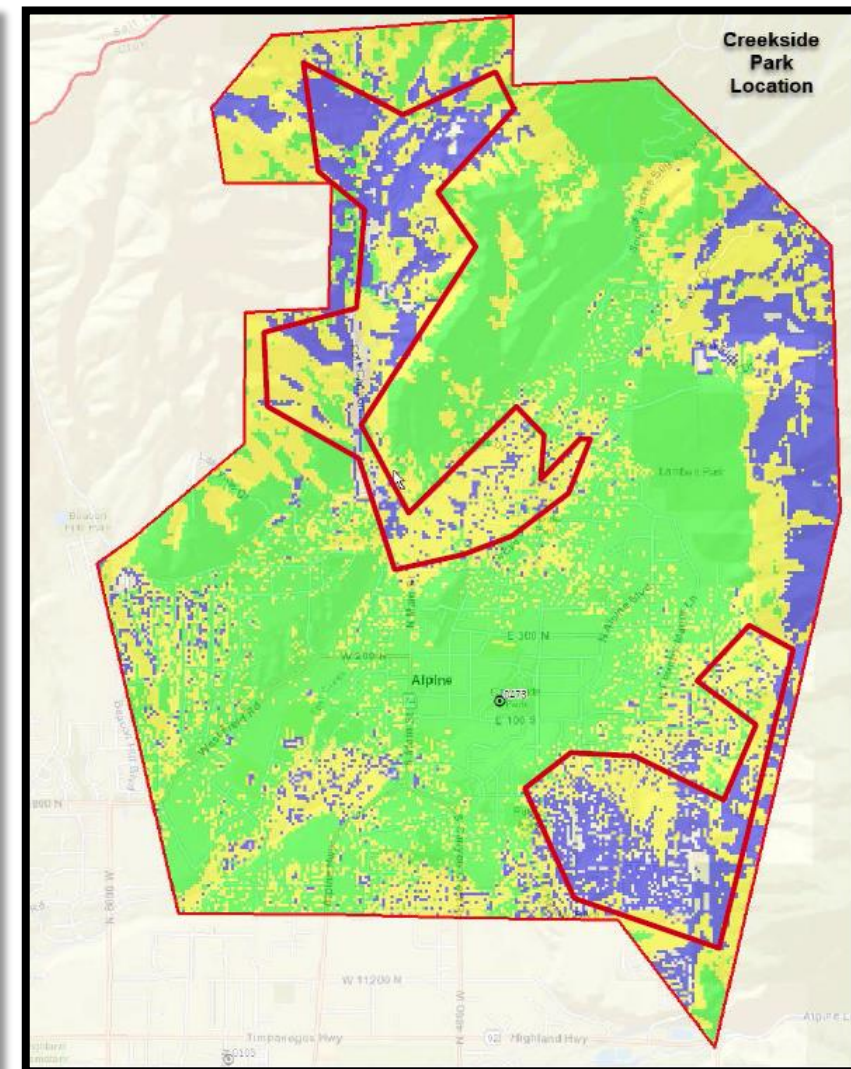
Burgess Park



City Hall



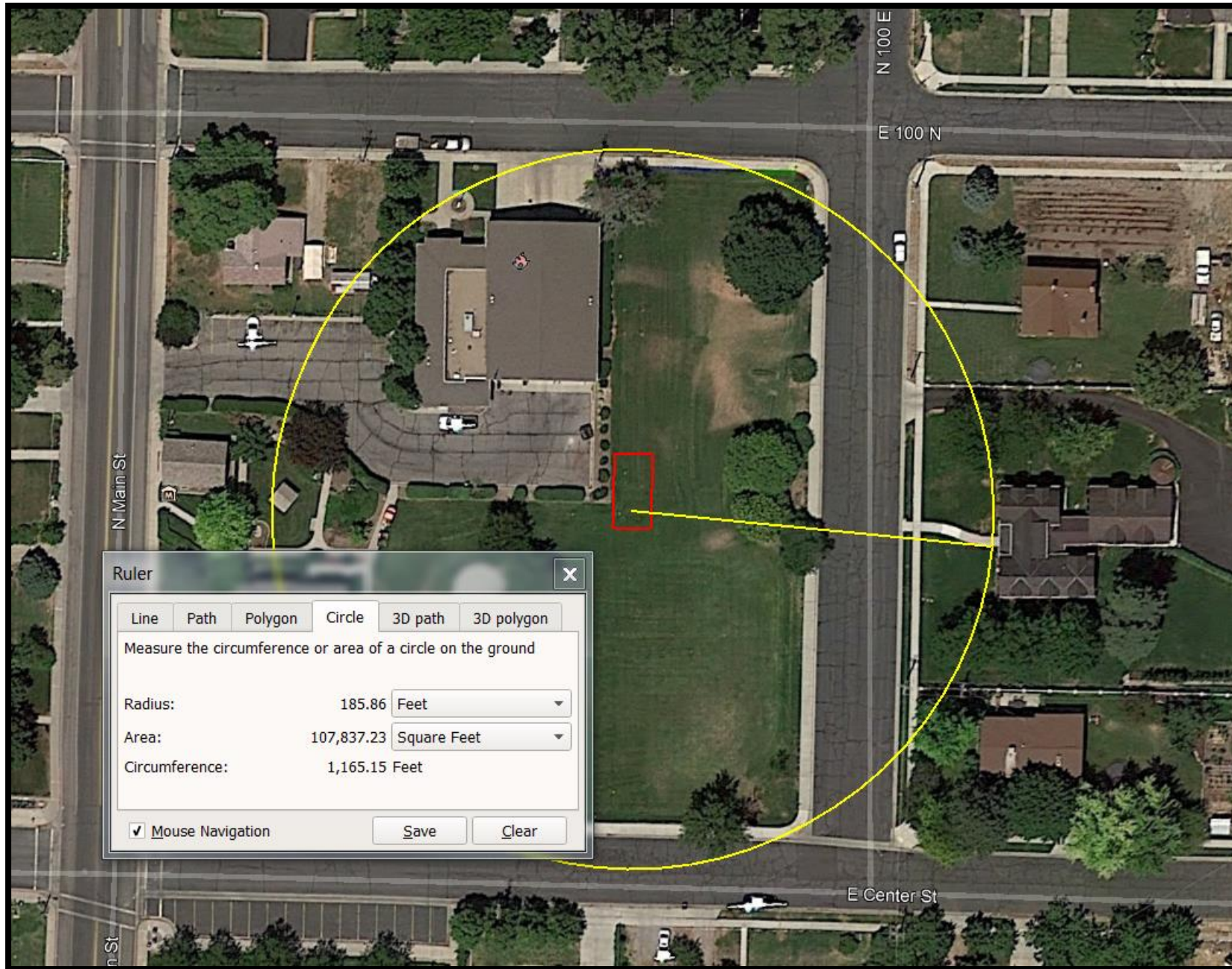
Creekside Park



City Hall



City Hall - Residential Setback 185.86'



City Hall – View of potential location looking NW



City Hall – View from potential location looking north



City Hall – View from potential location looking south



City Hall – View from potential location looking east



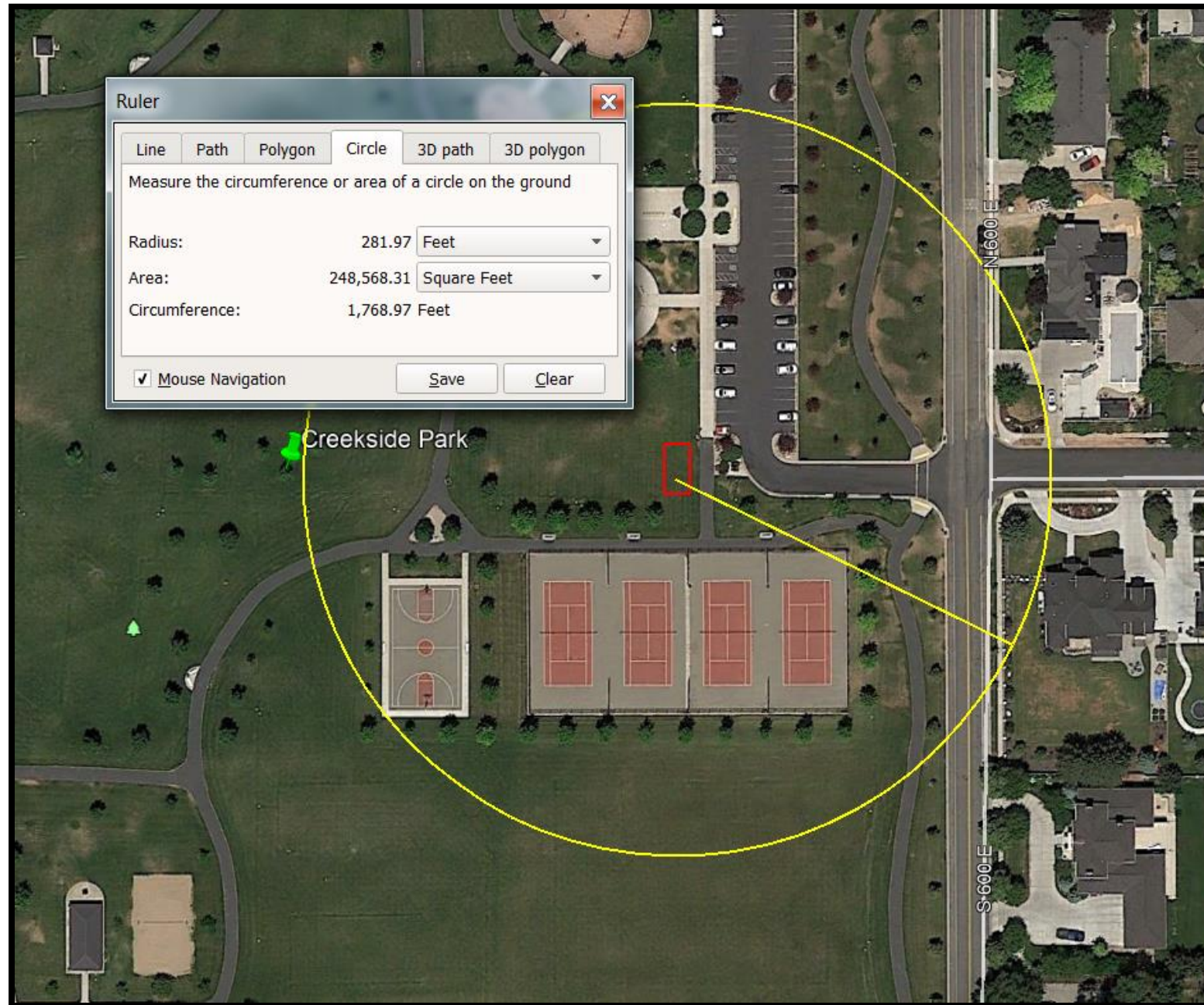
City Hall – View from potential location looking west



Creekside Park



Creekside Park – Residential Setback 281.97'



Creekside Park – View of potential location looking west



Creekside Park – View from potential location looking north



Creekside Park – View from potential location looking south



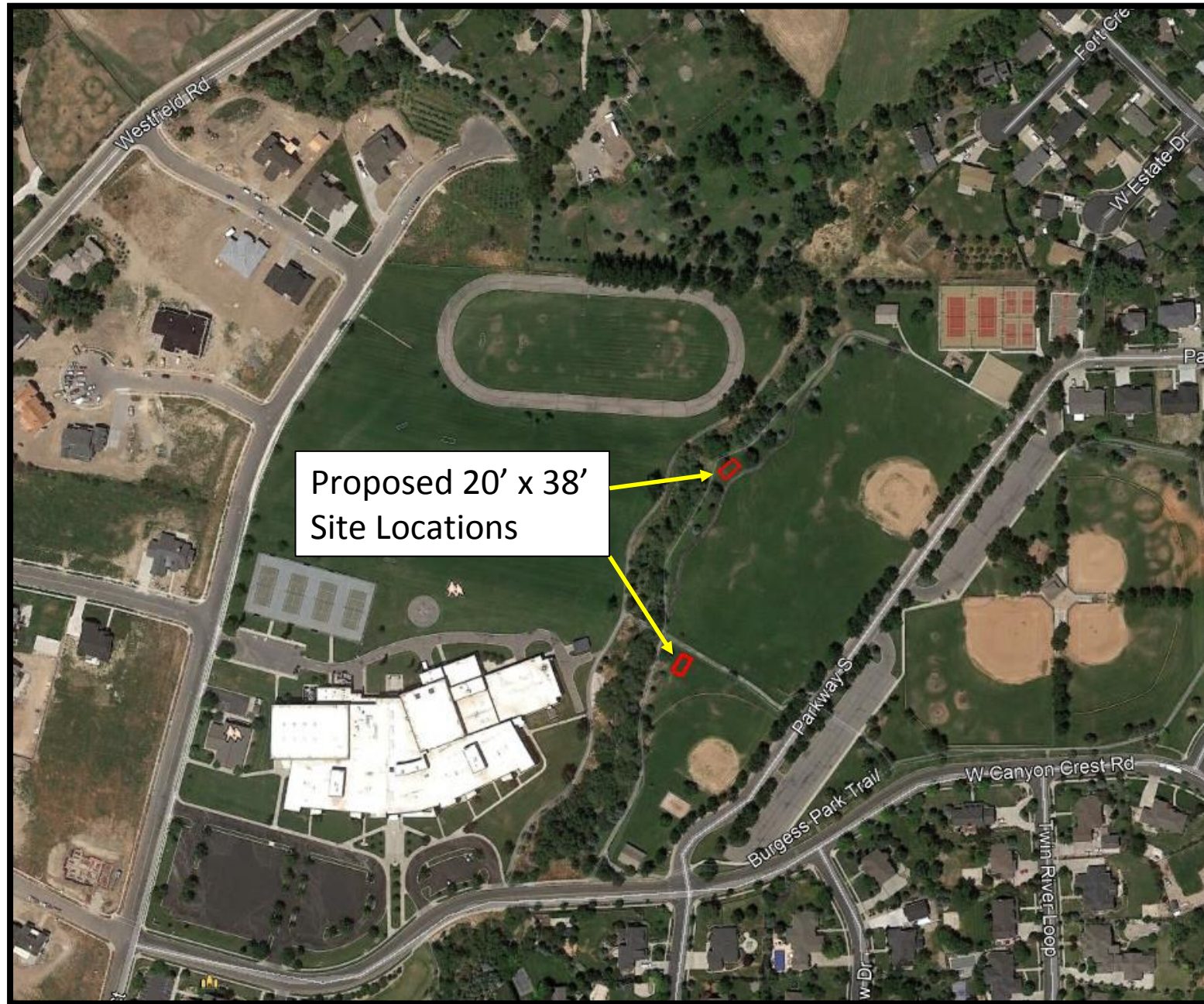
Creekside Park – View from potential location looking east



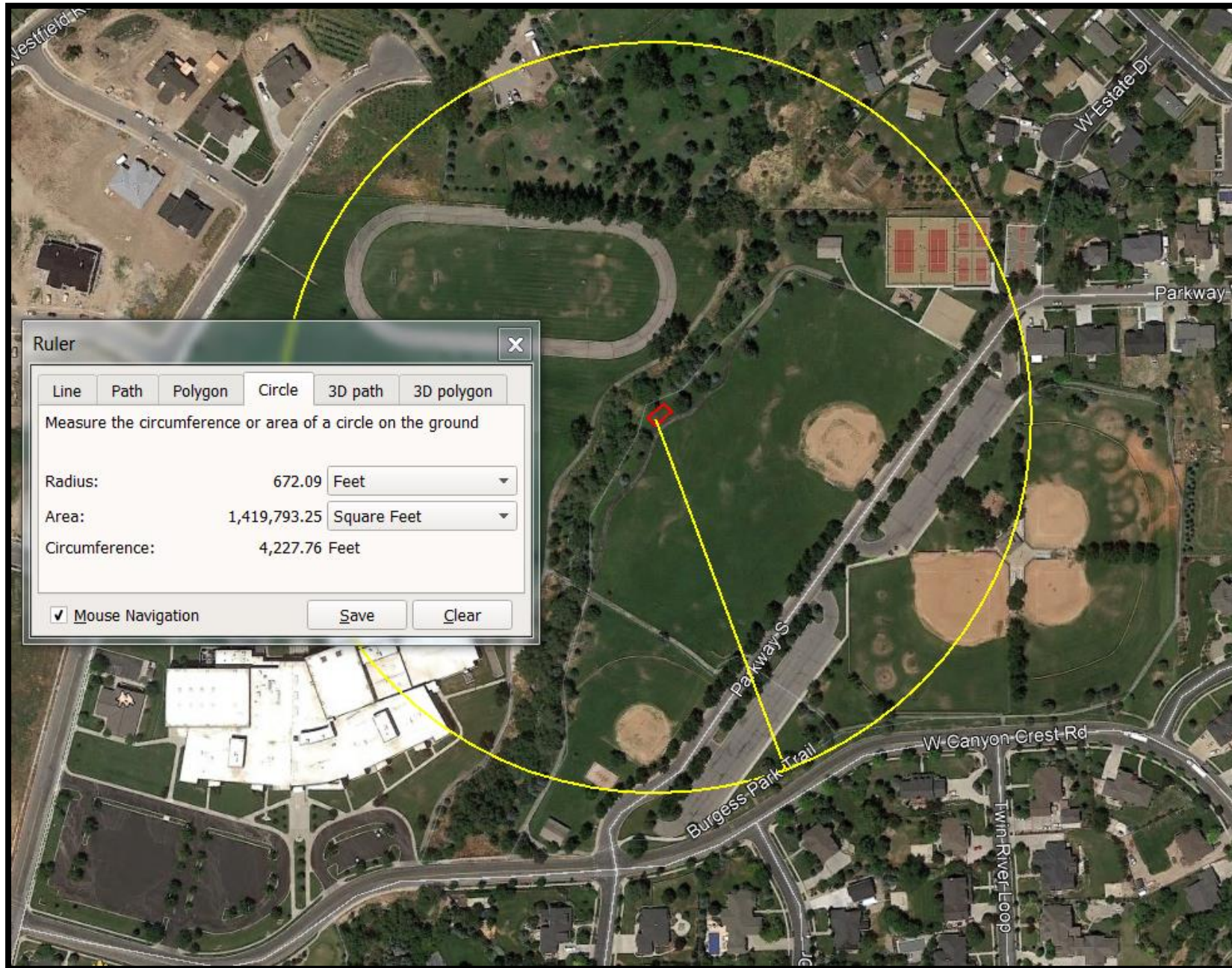
Creekside Park – View from potential location looking west



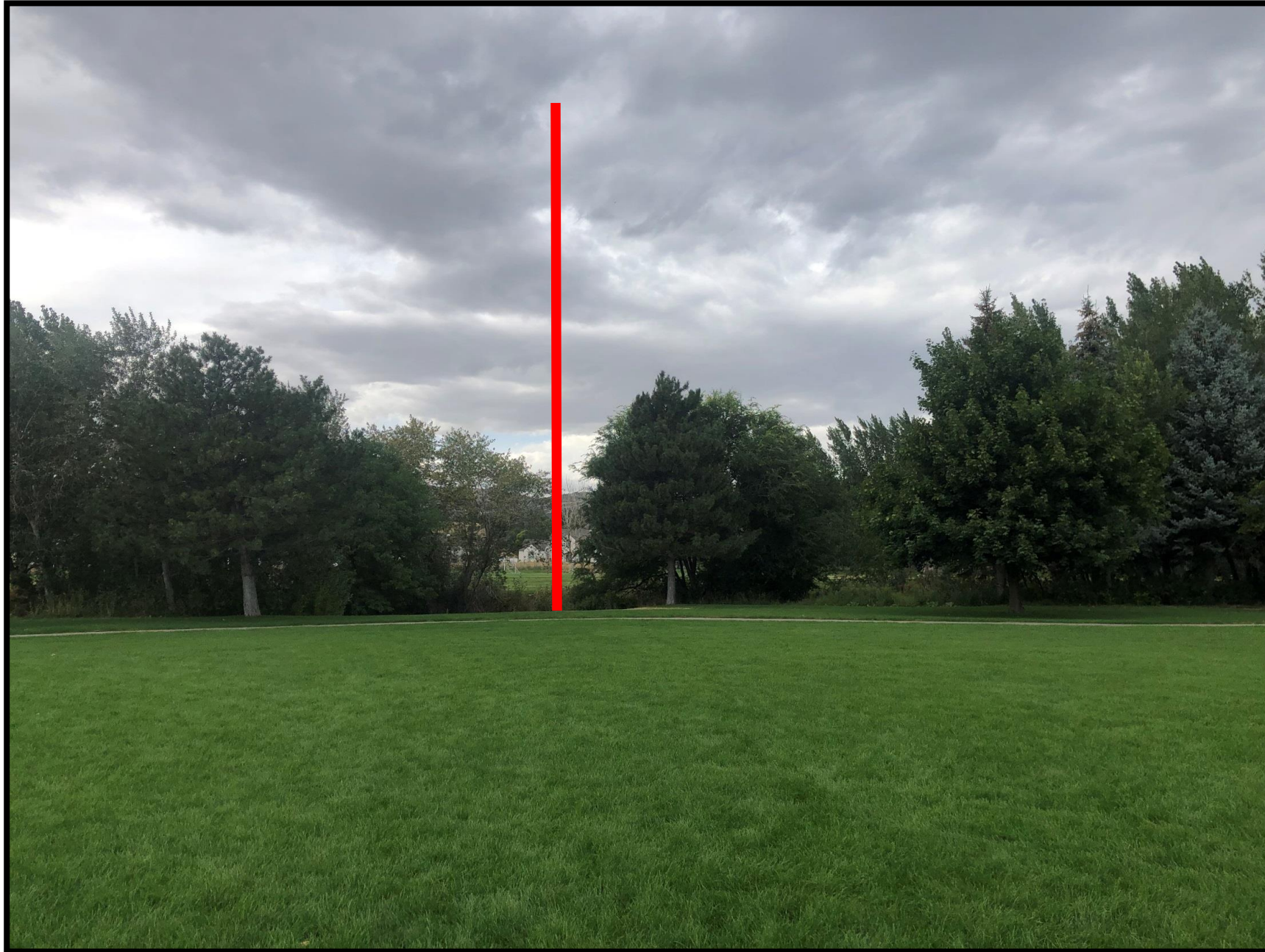
Burgess Park



Burgess Park- Residential Setback 672.09'



Burgess Park – View of potential location looking west



Burgess Park – View of area north of potential location



Burgess Park – View from potential location looking south



Burgess Park – View from potential location looking east



Burgess Park – View from potential location looking west









Top of branches: 67'



Top of branches: 67'









80' water tank



80' water tank





80'-10" water tank



65' water tank



65' water tank



60' water tank – Photo Sim

ALPINE CITY COUNCIL AGENDA

SUBJECT: 300 North Well Rehabilitation

FOR CONSIDERATION ON: 28 January 2020

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Approve the proposed costs.

BACKGROUND INFORMATION:

See attached memo regarding costs associated with rehabilitation of the 300 North Well.

STAFF RECOMMENDATION:

Approve the proposed cost of \$201,350 for rehabilitation of the 300 North Well and an estimated \$30,000 to install a new pump.

Memo



To: Mayor Stout and City Council
From: Shane L. Sorensen, P.E., City Administrator/Public Works Director
Date: January 24, 2020
Subject: 300 North Well Rehabilitation Costs

At the October 9, 2018, City Council meeting, a proposal was approved to perform rehabilitation work on the 300 North Well. The well has produced sand for years which has necessitated replacing the pump multiple times. City staff had met with Kyle Widdison of Widdison Turbine Services to discuss the feasibility of improving the well with his proprietary process that has been very successful on other wells. It is difficult to estimate the hours involved to rehabilitate a well because everything being dealt with is underground. An estimate of was provided for the work that was anticipated based on Kyle's knowledge and experience. An amount of \$120,000 was approved by the City Council.

The work began in the fall of 2018 and continued into early 2019. The process that is used targets short sections of the well with the combination of a plunger like tool and compressed air to clean fines out of the gravel layers behind the well casing. The material is then bailed out of the well where records are kept for material size, type and quantity. On March 15, 2019, one of the tools used for development became lodged in the well casing, most likely due to some of the material that fell on top of it. The contractor tried multiple methods, that are typically successful, to fish the tool out. They finally gave up on the recovering on July 17, 2019. The tool is at the bottom of the well, so it should not be detrimental to the well. These types of tools are expensive, and the contractor wanted to exhaust all efforts to recover the tool and not leave something in the well. In the end 448 hours were spent trying to recover the tool.

Once the decision was made to abandon the tool in the well, the development of the well was finished. The pump test of the well began on September 17 and was completed on October 16, 2019. The purpose of this work is to continue to develop the gravel layers behind the well casing (getting rid of the very fine particles) and to monitor the effect of the pumping rate compared to the drawdown or water level in the well. This information is important for selection of the new pump in the well. Prior to the pump going out in the well, we were able to pump 300 gallon per minute (gpm). Based on the pump test information that we gathered, we are planning to install a pump that will provide 775 gpm. This well is pumped into our pressurized irrigation system and will be a huge benefit to be able to get this much water from this source.

Alpine City
20 North Main • Alpine, Utah 84004
Phone/Fax: (801) 756-6347
E-mail: ssorensen@alpinecity.org

In December 2019 we received our first invoice for the well rehabilitation work. The invoice we received was for \$228,850, which included a \$125,000 good will discount for the issues associated with attempting to recover the lost tool. However, from the itemized invoice, we were able to determine that an additional \$27,500 was attributed to recovering the tool. Subtracting this amount from the invoice total brought the total down to \$201,350. This is a substantial increase over the \$120,000 that was originally approved for the project. Most of the processes involved were based on estimated hours and a cost per hour for each item. With this being the first invoice, we did not realize where project costs were. If we were starting over today, we would insist on monthly invoices and would have come back to a City Council meeting to increase the approval of funds.

The bottom line is the development work has been completed and appears to be a success. With this type of work there is always the possibility of completing the development work without any improvement to the well at the end. The last item to complete is to install a new pump in the well. The estimated cost for the pump and installation is \$30,000. The well will be ready for operation for the 2020 irrigation season.

Staff's recommendation is to approve the payment of \$201,350 to Widdison Turbine Services. I have spoken with Kyle Widdison on the proposed reduction of the invoice and it is acceptable to him. For your information, the issue with the lost tool and recovery efforts cost his company over \$150,000 for materials and labor.