

River Heights City

River Heights City Council Agenda Tuesday, September 3, 2024

Notice is hereby given that the River Heights City Council will hold their regular meeting at **6:30 p.m.**, anchored from the River Heights City Office Building at 520 S 500 E. Attendance can be in person or through Zoom.

Pledge of Allegiance

Opening Thought (Hanover)

Adoption of Previous Minutes and Agenda

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

Public Comment

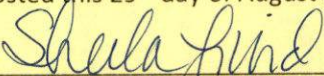
Discuss Stormwater Drain Improvements

Discuss 200 East Executive Summary

Discuss Franchise Fees

Adjourn

Posted this 29th day of August 2024



Sheila Lind, Recorder

Zoom Link: <https://us02web.zoom.us/j/83960540978>

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

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

September 3, 2024

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7 Present: Mayor Jason Thompson
8 Council members: Lana Hanover, electronic
9 Janet Mathews, electronic
10 Chris Milbank
11 Lance Pitcher
12 Blake Wright
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14 Public Works Director Clayton Nelson
15 Recorder Sheila Lind
16 Treasurer Michelle Jensen
17
18 Others Present: City Engineer Rasmussen, Noel Cooley, Brett Hancey
19 Cindy Schaub and Brittany Cascio: electronic
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23 The following motions were made during the meeting:
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25 Motion #1

26 Councilmember Milbank moved to “adopt the minutes of the council meeting of August 20, 2024,
27 and the evening’s agenda.” Councilmember Pitcher seconded the motion, which passed with Hanover,
28 Mathews, Milbank, Pitcher, and Wright in favor. No one opposed.
29

30 Motion #2

31 Councilmember Wright moved to “pay the bills for September 3, 2024.” Councilmember Milbank
32 seconded the motion, which carried with Hanover, Mathews, Milbank, Pitcher, and Wright in favor. No
33 one opposed.
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36 Proceedings of the Meeting:

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38 The River Heights City Council met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers in the
39 River Heights City Building on Tuesday, September 3, 2024, for their regular council meeting.

40 Pledge of Allegiance and Opening Thought: Mayor Thompson opened the meeting with a
41 thought.

42 Adoption of Previous Minutes and Agenda: Minutes for the August 20, 2024, meeting were
43 reviewed.

44 Councilmember Milbank moved to “adopt the minutes of the council meeting of August 20,
45 2024, and the evening’s agenda.” Councilmember Pitcher seconded the motion, which passed with
46 Hanover, Mathews, Milbank, Pitcher, and Wright in favor. No one opposed.

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

48 Recorder Lind

- 49 • She informed that the deadline for the October newsletter would be September 15.

50 Councilmember Wright

- 51 • He was able to get a hold of someone he knew and set up a meeting with him to discuss the old
52 school’s property management and market rates for rent. He planned to meet with him on
53 Monday to walk through the building and discuss it.

54 Councilmembers Pitcher, Mathews, and Milbank didn’t have anything to report.

55 PWD Nelson

- 56 • Replacement bark for Ryan’s Place was delivered today. He encouraged all to show up on
57 Saturday with their wheelbarrows to help spread it during the National Day of Service Event.

58 Councilmember Hanover

- 59 • She thanked all those who helped with Apple Days. She heard it was a great event and was sorry
60 she missed it.

61 Mayor Thompson

- 62 • He had been working with the school district about charging rent for their audiologist who was
63 still set up and using the old school building. He had wanted to negotiate having them fix the
64 boiler in exchange for rent to cover the past three years. However, they would rather pay the rent
65 because at this time their maintenance people are too busy to be able to help. PWD Nelson
66 would try to get someone to fix it. Mr. Thompson noted that once the city had a property
67 manager they could start renting the building.

68 Pay bills

- 69 • Treasurer Jensen presented the bills to be paid.

70 Raymond Construction resubmitted the bill that was in question at the last meeting. They
71 had listed weed control on their invoice but clarified it was for hauling off asphalt. PWD Nelson
72 asked what date Logan City had on their land fill bill. Ms. Jensen answered, August 1. Based on
73 that, Mr. Nelson felt they were trying to charge for hauling material that was done earlier on the
74 project. Engineer Rasmussen was asked to speak at it and agreed with Mr. Nelson. If they were
75 removing weeds and rocks to prepare for topsoil that should be included in their bid. He
76 recommended not approving the bill until they had a conversation about it. He asked Ms. Jensen
77 to forward the invoice to him. He said if it were for removing asphalt, that would be a valid charge
78 because Mr. Nelson hadn’t had time to do it.

79 Councilmember Wright moved to “pay the bills for September 3, 2024.” Councilmember
80 Milbank seconded the motion, which carried with Hanover, Mathews, Milbank, Pitcher, and
81 Wright in favor. No one opposed.

82 Public Comment: Commissioner Noel Cooley invited the council to review the first draft of the
83 subdivision ordinance which would be presented at the next planning commission meeting so they could
84 be aware of how state law had changed the past process.

85 Brett Hancey, of 717 E 350 S was in attendance to hear the stormwater discussion since he’d had
86 stormwater issues on his property.

87 Discuss Stormwater Drain Improvements: City Engineer Rasmussen gave a general overview of his
88 recommendations. The first project he discussed was the east end of Orchard Drive between 900 and

90 1000 East. This had become a problem since the Saddlrock Subdivision was built and the new home on
91 Orchard Drive. These areas historically took on the stormwater that came from the north. The city had
92 recently installed a large and deep sump. Once it fills, the water percolates into the ground. In the case
93 of a large storm event, it could overflow. One way to mitigate this would be to install a 12" line from the
94 sump to 1000 East to a junction box, where the water would continue down 1000 East to a bubble up
95 grate. From there it would follow the gutters to 400 South where it would connect into the city's
96 stormwater route.

97 The second situation was on River Heights Boulevard (around 700 East). Recently the vegetation
98 next to the road had been wiped out, which causes excessive stormwater collection along the homes. His
99 concern was road erosion. Until the vegetation grew back there would continue to be problems.
100 Councilmember Milbank mentioned a 12" irrigation pipe that ran through this area and could assist in
101 water collection if the city directed the water to the catch basin. Engineer Rasmussen felt working with
102 the irrigation company would be helpful for extra overflow, but he wouldn't want to put all the runoff
103 through their system.

104 Brett Hancey showed how the water had come toward his home and Sam Lindley's. It was agreed
105 that these properties were not being protected. Mayor Thompson asked Engineer Rasmussen to address
106 a more extensive plan they had discussed a while ago. Mr. Rasmussen explained the "Cadillac" version
107 would be curb and gutter along Orchard Drive that would take water to 600 East to drop into the Logan
108 River or join the canal system, which would turn into a \$350,000-\$400,000 project. Sumps had worked
109 well most of the time. The deeper the sump, the better infiltration. His design software helped them see
110 the effects of 100-year storms. The mayor asked for his recommendation with the city's limited budget.
111 Mr. Rasmussen said he would like more discussion with the council on different options before giving his
112 recommendations. Mr. Milbank added information about the irrigation ditches. Mr. Hancey asked about
113 a grate for the water to drop into. Mr. Rasmussen said it would be possible by reconfiguring the sidewalk.

114 The third issue was at 500 East on River Heights Boulevard. This area had always been an issue,
115 but the more recent homeowners didn't like dealing with stormwater. The city could add curb and gutter
116 from 550 East to 500 East and replace the driveway approaches to channel the water to a curb inlet which
117 would take the water under the road to a junction box. Engineer Rasmussen explained the recent work
118 on the water line and the plans for this area. Councilmember Pitcher asked about combining the two
119 projects to save money. Mr. Rasmussen said the problem was that the two projects (stormwater and
120 water) were not related, they wouldn't share a trench or be near to each other under the road. He said at
121 one point there had been discussion of installing a regional stormwater facility on the old church lot in the
122 form of a playground.

123 He felt the priority was the Orchard Drive 1000 East project due to pending litigation with
124 property owners. They all had legitimate complaints even though the problem had become worse due to
125 their homes being built.

126 He explained another problem at 400 South 600 East, which area had four shallow sump basins.
127 They were watching it. They had discussed a bigger sump basin outside of the roadway on the city's
128 property.

129 Cost estimates were discussed. The total for the three projects came to \$209,093. The
130 stormwater fund was currently at \$25,000 and would grow by \$2,200 per month.

131 Councilmember Milbank asked how much property damage had occurred so far. Brett Hancey
132 said Sam Lindley had his basement flood twice and said he would sue the city if it happened again.

133 Engineer Rasmussen recommended prioritizing improving the existing sumps which would cost
134 considerably less. Councilmember Milbank suggested working with the irrigation company to install a
135 pipe that would tie into their system.

135 Mayor Thompson asked Engineer Rasmussen to figure out a way to mitigate the issues and phase
136 them over 4-6 years. Mr. Rasmussen suggested using patch remedies like sandbags until they save the
137 money to do the full projects. He cautioned that the total sum of phases could often result in more
138 money than the full project because of mobilization costs. The Orchard Drive 1000 East project couldn't
139 really be separated into phases. Councilmember Milbank asked what it would look like if the city was
140 sued. Mr. Rasmussen said it would be turned over to the Trust. The city wouldn't be considered
141 negligent because there wouldn't be a failed system, however, cities should try to keep updating their
142 systems. The mayor wanted to see a diagram on how the water could be steered to mitigate risk while
143 they are saving up for the full projects.

144 Future discussions on the topic were planned for a later time. PWD Nelson wondered how River
145 Heights stormwater fees compared with other cities.

146 Discuss 200 East Executive Summary: Mayor Thompson asked Engineer Rasmussen to give a brief
147 overview of the Summary. Mr. Rasmussen explained that 200 East had been a contested future road for
148 decades. The line on the map had been moved all around. Options were not evaluated until recently.
149 UDOT was in the process of doing a Main Street study consisting of traffic data. They are saying that one
150 of the best results would be to bring traffic across the river at 200 East. Options that wouldn't cross the
151 river would have less of an environmental impact on the River Heights area. The Main Street studies have
152 not looked at environmental impacts, only traffic. Logan had been getting pressure from UDOT to move
153 traffic more efficiently on Main Street. Logan City wanted Main Street to become narrower and more
154 pedestrian friendly, so they were looking into other options.

155 Mayor Thompson said many mayors felt frustrated that they were not being heard. Engineer
156 Rasmussen had heard that the outlying communities did not like Logan's Main Street ideas. His opinion
157 was that they had been remiss by neglecting an environment study as a component of potential projects.
158 Currently River Heights has a pristine space in the Riverdale area. If development occurred, he didn't
159 believe it would maintain the quiet atmosphere of the area.

160 Horrox Engineers (previously CRS) was performing the Main Street Study for UDOT and the CMPO.
161 Mayor Thompson had asked Horrox if it was in River Heights best interest to have 200 East come through.
162 They agreed it wasn't.

163 Mayor Thompson said Logan couldn't claim eminent domain on property in River Heights.
164 Councilmember Mathews said she wanted the council to be aware of the statements Cindy Johnson had
165 made concerning the impacts 200 East would bring. The mayor said other mayors hadn't felt that other
166 options had been looked at.

167 Discuss Franchise Fees: Treasurer Jensen informed them that the city had a 5% franchise
168 agreement with Comcast which expired in December 2025. The maximum was now 6%. Rocky Mountain
169 Power's recent contract didn't call out a franchise fee. At this time the city could raise RMP and Dominion
170 to 6%. Mayor Thompson asked what the net benefit would be by increasing the fees. Ms. Jensen pointed
171 out it wasn't a huge amount of money; however, the city was leaving money on the table by not bringing
172 in the maximum allowed to increase their revenue sources. She pointed out that another revenue option
173 was the transient room tax. The city could collect 1% from anyone renting an Airbnb or rooms. She
174 realized it wasn't much, but it would also allow the city to track those properties renting rooms, which the
175 city could then require a business license. She recommended going forward with whatever the state
176 allowed to not get behind on city revenue possibilities.

177 Mayor Thompson felt in River Heights they needed to be creative in how they looked at
178 generating revenue which wouldn't be abusive or obsessive.

179 Councilmember Milbank asked if RMP, Comcast, and Dominion cause extra work for the city. He
180 noted that the consumer was benefiting from what the city does in allowing these companies to have a

181 franchise with the city. He didn't feel the city would be merely taking money because they could, but rather because the customers receive a service rendered by the city and the franchise company.

183 The mayor asked Treasurer Jensen for a spreadsheet showing all the city's current franchise tax
184 revenue, including other options the city could investigate. He'd like to bring it before the council to see
185 what they want to act on now and to look to future increases. Ms. Jensen said she would include current
186 revenue as well as projected.

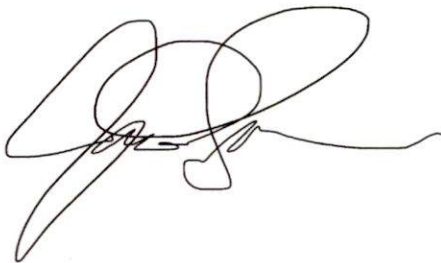
187 Brett Hancey asked about the erosion on River Heights Boulevard. PWD Nelson said the city
188 hadn't been involved, but he had seen trimmers working in the area.

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

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Sheila Lind, Recorder



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Jason Thompson, Mayor

Report Criteria:

Invoices with totals above \$0 included.
 Only paid invoices included.
 [Report].Date Paid = 09/03/2024

GL Account Number	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Sewer Department						
5240						
52-40-06	1070	DS Accounting Services	2024-0798	Monthly Acct Services	08/30/2024	583.27
52-40-50	133	Thomas Petroleum, LLC	M035716-IN	Sewer Gas, Oil, Vehicle Repair	08/26/2024	75.71
52-40-79	80	Comcast	202409	Internet - Sewer	08/09/2024	29.84
52-40-80	76	City Of Logan	202409	029017-001 Sewer Pretreat	08/21/2024	15,567.50
Total 5240:						16,256.32
Water Department						
5140						
51-40-06	1070	DS Accounting Services	2024-0798	Monthly Acct Services	08/30/2024	583.28
51-40-41	466	Chemtech-Ford Laboratories	24H2415	Water tests 51-40-41	08/29/2024	490.00
51-40-41	466	Chemtech-Ford Laboratories	24H2427	Water tests 51-40-41	08/29/2024	25.00
51-40-50	133	Thomas Petroleum, LLC	M035716-IN	Water Gas, Oil, Vehicle Repair	08/26/2024	75.71
51-40-51	188	Logan City	202409	003992	08/21/2024	46.07
51-40-51	188	Logan City	202409	003993	08/21/2024	35.51
51-40-51	188	Logan City	202409	003994	08/21/2024	42.55
51-40-51	188	Logan City	202409	003995	08/21/2024	68.79
51-40-51	188	Logan City	202409	003996	08/21/2024	63.11
51-40-51	188	Logan City	202409	003997	08/21/2024	44.31
51-40-51	188	Logan City	202409	020975	08/21/2024	17.01
51-40-51	188	Logan City	202409	021927	08/21/2024	276.17
51-40-79	80	Comcast	202409	Internet - Water	08/09/2024	29.83
Total 5140:						1,797.34
Administration						
1041						
10-41-06	1070	DS Accounting Services	2024-0798	Monthly Acct Services	08/30/2024	583.45
Total 1041:						583.45
Office Expenses						
1044						
10-44-79	80	Comcast	202409	Internet - Office	08/09/2024	29.84
Total 1044:						29.84
Community Affairs						
1048						
10-48-20	809	Thunell, Cathie	202409	Watkins - Balloons	08/26/2024	12.07
10-48-20	809	Thunell, Cathie	202409	Watkins - Trphies, tableclothes	08/26/2024	24.37
10-48-20	809	Thunell, Cathie	202409	Sams - Food	08/26/2024	72.24
10-48-20	809	Thunell, Cathie	202409	Walmart - Food, Balls, WAter	08/26/2024	213.04
10-48-20	849	Cache Valley Knockerball	242408	10-48-20 Apple Days	08/20/2024	550.00
10-48-20	866	Reeder, Isaac	202409	Wal-Mart - Apple Days Cups	08/31/2024	10.02
10-48-20	866	Reeder, Isaac	202409	Smiths - AD Watermelon	08/31/2024	18.51
10-48-20	866	Reeder, Isaac	202409	Amazon - AD Ribbon	08/31/2024	13.90
10-48-20	941	Nelson, Sara	202409	Bennett's Paint - Tape	08/26/2024	32.76
10-48-20	941	Nelson, Sara	202409	Zollingers - Prizes	08/26/2024	30.00
10-48-20	941	Nelson, Sara	202409	Maceys - Snacks	08/26/2024	12.95
10-48-20	941	Nelson, Sara	202409	Maceys - Snacks	08/26/2024	26.94

GL Account Number	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
10-48-20	943	Cordingley, Ashlee	202409	Costco - Drinks	08/27/2024	12.35
10-48-20	943	Cordingley, Ashlee	202409	Costco - Drinks	08/27/2024	24.70
10-48-20	943	Cordingley, Ashlee	202409	Ross - Prizes	08/27/2024	27.80
10-48-20	943	Cordingley, Ashlee	202409	Ross - Prizes	08/27/2024	27.80
10-48-20	943	Cordingley, Ashlee	202409	Amazon - Prizes	08/27/2024	32.08
10-48-20	943	Cordingley, Ashlee	202409	Amazon - Prizes	08/27/2024	46.86
10-48-20	943	Cordingley, Ashlee	202409	Walmart - Prizes	08/27/2024	37.96
10-48-20	943	Cordingley, Ashlee	202409	Als Sporting Goods - Prizes	08/27/2024	32.08
10-48-20	943	Cordingley, Ashlee	202409	Als Sporting Goods - Balls	08/27/2024	32.09
10-48-20	988	Amell, Melinda	7DNQWAK3IB	QR Code for Vendors	08/28/2024	35.00
10-48-20	1016	Rasmussen, Spencer	202409	Apple Days Newsletter	08/16/2024	200.00
10-48-20	1100	Bullen, Andrea	202409	Maceys - Batteries	08/28/2024	11.32
10-48-20	1107	Bunderson, Erin	202409	Amazon - Tableclothes	08/02/2024	63.08
10-48-20	1107	Bunderson, Erin	202409	Big Deal Outlet - Decor	08/02/2024	8.97
10-48-20	1107	Bunderson, Erin	202409	Hobby Lobby - Decor	08/02/2024	13.60
10-48-20	1107	Bunderson, Erin	202409	Hobby Lobby - Decor	08/02/2024	3.60
10-48-20	1107	Bunderson, Erin	202409	Paper Latern Store - Decor	08/02/2024	31.13
10-48-20	1107	Bunderson, Erin	202409	Amazon - Invisible Wire	08/02/2024	5.99
10-48-20	1134	Lundberg, Melinda	202409	Mtn Grove Timber Awards	08/22/2024	90.00
10-48-20	1135	Peterson, Cyndi	202409	Natural Grocers	09/03/2024	8.09
10-48-20	1135	Peterson, Cyndi	202409	Maceys	09/03/2024	36.92
10-48-70	1076	Evans, Kandi	202409	Maceys - Cookies	08/28/2024	156.09
10-48-70	1076	Evans, Kandi	202409	Zollingers - Bike Nights	08/28/2024	92.70
10-48-70	1076	Evans, Kandi	202409	Smiths - Bike Night Posters	08/28/2024	20.04
10-48-70	1076	Evans, Kandi	202409	Maceys - Bike Nights	08/28/2024	5.33
10-48-70	1076	Evans, Kandi	202409	Amazon - Movie In The Park	08/28/2024	10.65

Total 1048: 2,083.03

Capital Projects
5250

52-50-73	634	Forsgren Associates, Inc.	18126	750-800 South Sewer	07/25/2024	1,166.25
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Total 5250: 1,166.25

Planning & Zoning
1051

10-51-41	634	Forsgren Associates, Inc.	18125	Creekside Estates Subdivision	07/25/2024	292.50
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Total 1051: 292.50

Public Safety
1054

10-54-20	984	Marble, Stacey	5410451	CPR	08/19/2024	12.95
10-54-40	76	City Of Logan	202409	029017-001 911 Comm	08/21/2024	2,001.00

Total 1054: 2,013.95

Capital Projects
4060

40-60-01	488	Thurcon, Inc.	1732	Haul Clay Fill Dirt to Old Church	08/05/2024	875.00
40-60-04	634	Forsgren Associates, Inc.	18128	Stewart Hill Park - Const	07/25/2024	622.50
40-60-08	1127	Ellis Builders	1922	Steel Building Pavilion	08/26/2024	71,208.10

Total 4060: 72,705.60

Roads

Account Number	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
1060						
10-60-41	634	Forsgren Associates, Inc.	18127	Geneal Consulting Services	07/25/2024	1,000.00
10-60-50	133	Thomas Petroleum. LLC	M035716-IN	Roads Gas, Oil, Vehicle Repair	08/26/2024	75.71
10-60-76	634	Forsgren Associates, Inc.	18129	Storm Water 10-60-76	07/25/2024	990.00
Total 1060:						2,065.71
Parks & Recreation						
1070						
10-70-65	259	Roto Rooter	5081424	Soccer Porta Potty 10-70-65	08/10/2024	115.56
10-70-80	133	Thomas Petroleum. LLC	M035716-IN	Parks Gas, Oil, Vehicle Repair	08/26/2024	75.69
Total 1070:						191.25
Sanitation						
5490						
54-90-10	1115	Waste Management Corp Svc	0019075-4647-	4 Yard Dumpster	08/28/2019	300.16
Total 5490:						300.16
Grand Totals:						99,485.40

Mayor: _____

Second Signayure : _____

Dated: _____

Report Criteria:

Invoices with totals above \$0 included.

Only paid invoices included.

[Report].Date Paid = 09/03/2024



Opinion of Probable Costs
 River Heights City
 Storm Drain Improvements

7/9/2024

CITY OF RIVER HEIGHTS					
Site "2" Storm Drain Improvements (River Heights Blvd.)					
COST ESTIMATE					
BASE BID					
ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization	1	LS	\$ 4,000.00	\$ 4,000.00
2	Prepare and Implement Traffic Control Plan	1	LS	\$ 1,200.00	\$ 1,200.00
3	Asphalt Repair	2,000	SF	\$ 8.00	\$ 16,000.00
4	12" HDPE Pipe	10	LF	\$ 48.00	\$ 480.00
5	3' X 3' Box	1	EA	\$ 2,200.00	\$ 2,200.00
6	10 ft Deep Sump	1	EA	\$ 7,500.00	\$ 7,500.00
7	Construct Curb and Gutter	155	LF	\$ 20.00	\$ 3,100.00
8	6' Wide Crossdrain	950	SF	\$ 12.00	\$ 11,400.00
Estimated Constuction Cost*:					\$ 45,880
Final Design/Construction Cost (12%)					\$ 5,506
Contingency (15%)					\$ 6,882
Total Estimated Constuction Cost:					\$ 58,268

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.



Opinion of Probable Costs
 River Heights City
 Storm Drain Improvements

7/9/2024

CITY OF RIVER HEIGHTS					
Site "1" Storm Drain Improvements (Orchard Drive - 1000 East)					
COST ESTIMATE					
BASE BID					
ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization	1	LS	\$ 5,000.00	\$ 5,000.00
2	Prepare and Implement Traffic Control Plan	1	LS	\$ 1,600.00	\$ 1,600.00
3	Asphalt Repair	2,200	SF	\$ 8.00	\$ 17,600.00
4	12" HDPE Pipe	380	LF	\$ 42.00	\$ 15,960.00
5	2' X 2' Junction Box	1	EA	\$ 2,200.00	\$ 2,200.00
6	Connect to Exist Sump	1	EA	\$ 1,000.00	\$ 1,000.00
7	2'X2' Bubble up Box	1	EA	\$ 2,200.00	\$ 2,200.00
8	Reconstruct ADA Ramp (Apron)	1	EA	\$ 3,500.00	\$ 3,500.00
9	Remove and replace curb and gutter	30	LF	\$ 30.00	\$ 900.00
Estimated Constuction Cost*:					\$ 49,960
Final Design/Construction Cost (12%)					\$ 5,995
Contingency (15%)					\$ 7,410
Total Estimated Constuction Cost:					\$ 63,410

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.



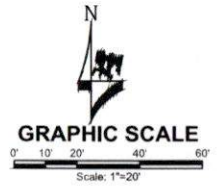
Opinion of Probable Costs
 River Heights City
 Storm Drain Improvements

7/11/2024

CITY OF RIVER HEIGHTS					
Site "3" Storm Drain Improvements (RIVER HEIGHTS BLVD. - 500 EAST)					
COST ESTIMATE					
BASE BID					
ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization	1	LS	\$ 4,000.00	\$ 4,000.00
2	Prepare and Implement Traffic Control Plan	1	LS	\$ 1,500.00	\$ 1,500.00
3	Remove existing Curb Wall	200	LF	\$ 4.00	\$ 800.00
4	Asphalt Repair	4,000	SF	\$ 8.00	\$ 32,000.00
4	12" HDPE Pipe	100	LF	\$ 48.00	\$ 4,800.00
5	2' X 2' Box	1	EA	\$ 2,200.00	\$ 2,200.00
6	Curb Inlet Box	1	EA	\$ 4,500.00	\$ 4,500.00
7	Construct Curb and Gutter	350	LF	\$ 20.00	\$ 7,000.00
8	Driveway Entry	300	SF	\$ 15.00	\$ 4,500.00
9	10 ft Deep Sump	1	EA	\$ 7,500.00	\$ 7,500.00
Total Base Bid (\$):					\$ 68,800
Final Design/Construction Cost (12%)					\$ 8,256
Contingency (15%)					\$ 10,320
Total Estimated Construction Cost:					\$ 87,376

**Assumptions*

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.



NO.	REVISIONS	BY	DATE

DRAWN	
DESIGNED	
APPROVED	
QA	

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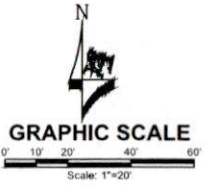


FORSYGREN
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RIVER HEIGHTS STORM DRAIN EXHIBITS
 SITE "1" STORM DRAIN IMPROVEMENTS
 (ORCHARD DRIVE - 1000 EAST)

PROJECT NO:	14-13-0004
SHEET NO:	EXHIBIT 1
DATE:	PAGE N
Jul-24	1 of 3



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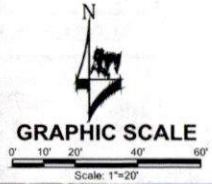


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RIVER HEIGHTS STORM DRAIN EXHIBITS
 SITE "3" STORM DRAIN IMPROVEMENTS (RIVER
 HEIGHTS BLVD. - 500 EAST)

PROJECT NO:	14-13-0004
SHEET NO:	EXHIBIT 3
DATE:	PAGE N
Jul-24	3 of 3



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RIVER HEIGHTS STORM DRAIN EXHIBITS
 SITE "2" STORM DRAIN IMPROVEMENTS (RIVER
 HEIGHTS BLVD.)

PROJECT NO:	14-13-0004
SHEET NO:	EXHIBIT 2
DATE:	PAGE N
Jul-24	2 of 3

EXECUTIVE SUMMARY

The purpose of this memo is to describe the potential benefits and impacts of three alternatives for an extension of 200 East to the south in Logan. Alternative 1 (north of the river alternative) proposes an extension of a widened 200 East to the south of 300 South, which would then curve to follow the north side of the Logan River to the west and southwest before turning west to connect with 100 East in line with 400 South. Alternative 2 (cross-river alternative) proposes the extension of a widened 200 East to the south of 300 South over a bridge to be constructed over the Logan River, followed by a curved alignment that crosses 500 South and ultimately connects with 100 East between the northwesternmost building at the Falls at Riverwoods apartment complex and the Central Milling office building, possibly in line with the intersection of 80 East with 100 East. Alternative 3 (minimal action alternative) proposes no extension of 200 East to the south with improvements to the intersections of 100 East and 200 East with 300 South, as well as potential widening of the block of 300 South between 200 East and 100 East (Map 1).

Benefits and impacts of these three Alternatives have been considered with respect to the following resources:

- Traffic Issues
- Costs
- Logan River and Riparian Zone
- Open Space Resources
- Wildlife and Habitat Resources
- Recreation and Visual Resources
- Agricultural Resources
- Residential Resources
- Municipal Issues

A more detailed discussion of each resource and the potential impacts of the three Alternatives to those resources is presented in the full report, which follows this executive summary.

Almost all of the current transportation plans for Logan City and the CMPO include an extension of 200 East to the south along the Alternative 2 (cross-river alternative) alignment. The information in this document supports the conclusion that there are at least two other Alternatives that would result in significantly fewer impacts to environmental, social, and municipal resources.

Traffic Issues (Maps 1 and 5) - With respect to traffic issues, all of the Alternatives offer the potential for facilitation of north/south traffic flow and amelioration of congestion occurring periodically under current conditions at the intersections of 200 East and 100 East with 300 South. It is not clear that Alternatives 1 and 2 (north of the river and cross-river alternatives, respectively) offer significantly greater potential for improvements over Alternative 3 (minimal action alternative) since both Alternatives 1 and 2 would require a crossing through an intersection at 300 South and a necessary left turn from the extension of 200 East onto 100 East. In addition, the proposed intersection requiring a left turn to travel between the Alternative 2 (cross-river alternative) alignment and 100 East is in a potentially hazardous location on a curve and coincident with a driveway exit from the Falls at Riverwoods apartment complex and 80 East, which provides an exit from the Springhill Suites hotel, the Riverwoods Conference Center, the associated parking garage/lots, and several retail and restaurant businesses.