

## SOUTH WEBER CITY COUNCIL WORK MEETING

**DATE OF MEETING:** 6 May 2008

**TIME COMMENCED:** 4:06 p.m.

<b>PRESENT:</b>	<b>MAYOR:</b>	Joseph Gertge
	<b>COUNCILMEMBERS:</b>	Scott Peterson
		Michael Poff
		Farrell Poll
		David Thomas
		Scott Woodbury
	<b>CITY MANAGER:</b>	Matt Dixon
	<b>CITY RECORDER:</b>	Erika Ahlstrom

**Visitors:** Brandon Jones, Steve Robinson, Emily Thomas, Edd Bridge.

**WELCOME:** Mayor Gertge welcomed everyone. Councilmember Thomas had to leave the meeting at 4:45 p.m., therefore the order of the agenda items was changed.

**2008-2009 TENTATIVE BUDGET:** Matt has been working on the tentative budget. He provided the Mayor and Council with the tentative budget for the general fund and recreation fund. Matt said State law requires that on or before the first meeting in May, the city is to adopt a tentative budget. He indicated that the Council will have the full tentative budget for Tuesday's meeting. He explained that this is a draft, and incorporates requests from the departments heads. The tentative budget will continue to be changed until adopted at the first meeting in June.

Matt pointed out that he cut revenue from building permits by 43% due to the market and not knowing where things are going to go. Councilmember Poff asked about the decrease in property taxes. Matt said he is not sure why we are receiving less than expected, and he will be following up with treasurer Jami Jones on this and the redemptions.

Matt said sales tax and franchise tax seem to be holding their own. He explained that there is less showing in sales tax under the general fund because we have a revenue item in the recreation fund that a portion of the sales tax goes into. This is done upon the recommendation of financial consultants, as it prevents the need to handle this through a transfer.

*Councilmember Poll arrived at the meeting at 4:15 p.m.*

Councilmember Poff asked if we increased the Fire Chief's salary under public safety. Matt said this is reflected in here, raising Tom's pay from \$300 per month to \$600 per month. Matt reported he talked to Tom and indicated what his recommendation would be to increase his salary, Matt had consulted with other cities' volunteer departments who pay their fire chiefs similarly. Matt doesn't feel the city is at a point where we need to bring on a chief more regularly, but this it is a good gesture to increase Tom's compensation. Mayor Gertge said if a full time chief isn't justified now, having additional commercial would be justification for a full time chief. Councilmember Peterson remarked that Tom puts in a lot of time, and asked if there is something between monthly and part time that can be worked out. He feels \$600 per month is not reflective of the amount of time Tom puts in. Matt suggested the Council come to the meeting next Tuesday with their thoughts and ideas on this issue. Mayor Gertge said he would like to meet with Matt and Tom about this.

*Brandon Jones joined the meeting at 4:25 p.m.*

**CAPITAL PROJECTS:** Matt and Jami put together a capital projects sheet which was provided to the Mayor and Council. The spreadsheet lists what we have spent, what we have left to fund, and from where we can pull to fund projects. Matt asked the Council to look at the goals that were set in January as they discuss this issue.

Matt reported he met with Jonathan Ward from Zions Bank about a class C revenues bond that was issued in 1998, for which the final payment will be made in August 2008. Matt said as we are looking at the 475 East project, it is highly likely we will need to, and a smart idea to, issue a class C revenue bond and continue that payment. He said we can pledge up to 80% of the class C revenues, and we could get bonding for about \$1,890,000. The 475 East project has been estimated at over \$2 million, a conservative estimate that did not include participation from other entities. Matt said we can get a class C bond for \$1 million then a sales revenue bond for the difference.

Matt also discussed with Mr. Ward funding for a new city hall building. Mr. Ward recommends doing this through the municipal building authority, which the city already has in place.

Matt said a key thing will be to have Brandon work the numbers on how much 475 East will cost and how much participation we can expect from other agencies, then we will know how far class C revenues will take us. Matt said one option is we could pay cash for anything over bond. He said with the class C revenues bond going out 10 years, and the sales tax revenue bond going 20 years, we are looking at a \$70,000 per year subsidy from our general fund that would have to make up the payment. Matt said there are different ways we can approach the funding.

The Council discussed concerns about having the majority of the class C roads funds going toward 475 East, thereby not leaving enough for other projects throughout the city. Councilmember Thomas commented that we are banking on the fact that in years to come the class C road money will have to expand sufficiently to help pay the increase in payment.

*Brandon left the meeting at 4:35 p.m.*

Councilmember Thomas expressed concern that the first seven projects on the capital projects list can barely be funded even with creative funding. He said we may not even have enough to fund a new city hall through the municipal building authority. Councilmember Poll indicated his biggest concern at this point is acquiring the property for city hall; then we can develop it in phases.

Councilmember Poll reiterated his belief that the residents along 475 East should participate in the cost of sidewalk in front of their homes. He also doesn't feel we need to remodel the intersection at 475 East and South Weber Drive.

Mayor Gertge said the main issue with 475 East is to solve the drainage issue in the west. Councilmember Thomas feels we should make the developers solve the issues surrounding their projects, then the city would come into play in helping with the rest. The Council discussed that the 475 East project has evolved from a \$1 million to a \$2.5 million project. Councilmember Thomas questioned if this really is an entryway corridor, and he doesn't want to put future city councils in the position to raise taxes in order to pay for it.

Councilmember Thomas feels the primary focus should be on building a "real city hall." He agrees we should fix the problems on 475 East, but not make it such a major improvement. Councilmember Poll agreed. Councilmember Poff wondered if Stephens are more willing to start commercial development if

we fix the problems. Mayor Gertge feels we should let the developers solve the issues, then we can become a participant instead of the major funding party.

All agreed that the water tank is independent as a project and is a top priority.

*Councilmember Thomas left at 4:48 p.m.*

The Council discussed that maybe we need to back off and scale down the 475 East project, just making it safe, replacing the water line, and solving the drainage issues.

Mayor Gerte said the water tank is priority one. Next is the Memorial Park detention basin; it is in and we have to finish paying for our share. The Council asked about the status of the response from the ombudsman's office. Matt reported we have not received anything to date. The Council discussed that the three parties have been asked to provide the city with figures to plead their case, and we have received nothing. Matt said the city is already to the point that we are paying for their portions of the bill. The Council agreed it is time to move forward and make a decision on this issue. It will be placed on next week's agenda for deliberation and a decision.

Lester Drive and 7600 South are out to bid. The Council discussed concerns that we need to start fixing streets throughout the city.

In regard to 475 East, there needs to be a decision on how we are going to narrow the scope. The Council reviewed the cost estimates that were previously provided by Brandon. Councilmember Poff said the water issues need to be addressed, which he thinks can be done by just finishing curb and gutter on the east side. Councilmember Poll does not feel we need to do any sidewalk. Matt expressed concern that residents are willing to give right of way in order to get sidewalk. We do have a prescriptive right of way where the asphalt is. It was discussed there is some money available in the utility funds. Matt said he feels he has a good enough sense of what essential improvements that need to be done. He will work with Brandon to scale back the project then bring it back to the Council. It was recommended everyone bring their recommendations on 475 East.

The Sidewalk Project will soon be completed. The City will be receiving \$100,000 from UDOT as their portion from the grant. Peachwood Retention Pond needs to be cleaned up and capacity increased. The city received some money from Red Hawk toward this project.

The figure provided for the City Hall building was based on a 9,500 sq. foot building (furnished) at \$268 sq foot. This was the figure Zions Bank got from the Syracuse City Hall project. Councilmember Poll suggested separating the City Hall project into two items, the building and land acquisition. The Council expressed a desire to visit other city halls

**GSBS ARCHITECTS PROPOSAL FOR MASTER PLANNING OF PARKS:** Matt referred to the Council's goals, indicating one was to get a master plan of parks. GSBS has provided bids for one park (Canyon Meadows only), three parks, or 11 parks. Councilmember Peterson feels he doesn't have a basis for comparison because we didn't put an RFP out. Councilmember Poff expressed that his dilemma is we can spend a lot of money on planning and surveys, but it doesn't get us any closer because we still have to fund the project. He doesn't feel we should spend money on planning a park unless we have the money to put into it.

Mayor Gertge said we need to have some kind of a park master plan somewhere. Councilmember Poll feels a plan will help because it lets us know what it will look like someday, people will have a vision of what park is supposed to look like, then every step toward developing will fit in with the plan.

Matt reported the LDS Church has indicated to him they are not interested in extending the lease of Central Park East. He has talked with President Crittenden and Gary Smith. The city has use of the park until June 1. This creates a real issue for Country Fair Days.

The Council agreed they would like to start out with GSBS just doing the Canyon Meadows Park plan. Matt said staff will get with GSBS to see how many more parking stalls can we get to possibly accommodate Country Fair Days.

**CEMETERY:** Councilmember Peterson asked if the contaminant plumes are going to be an issue. HAFB will need to be consulted about this. Matt reported HAFB has been involved in meetings regarding the cemetery.

Matt said the city met with UDOT and have shown them both the options for access. Brandon has reported it looks like we shouldn't have problem getting access off South Weber Drive with the new alignment. If we move the access to the east, there is a chance but we would have to get a variance from UDOT. Matt has been trying to get ahold of Ivan Ray about using property for road and water.

Matt and Mayor met with Steve Noel and asked him to provide the Council with a memo on the legal aspects regarding the cemetery. Matt said the memo addresses the challenge with the Cooks and right of way issues.

Mayor Gertge said the major issue remains if we can solve all the issues in a fiscal manner. He said drainage and access are what we need to pay for up front, and whatever after that as far as maintenance can be done later.

Mayor Gertge stressed that Steve Noel said we need to be careful not to accept the land donation until an agreement has been signed. Councilmember Poff feels if we don't have any particular timetables, then we won't need to allocate moneys this year.

Matt reiterated if we accept the property now and we let them put someone there, we are either spending today's dollars or committing future dollars to an investment where the money could be spent elsewhere. He said he doesn't anticipate in the next five or ten years, conservatively, that the budget is going to jump significantly. Councilmember Woodbury said he can see Matt's standpoint as a city manager, but from an ethical standpoint we haven't created our own place to bury our dead. Mayor Gertge responded that those cities that have cemeteries also have full force police, fire, etc. He said he understands the philosophical standpoint, but we need to make sure we're not committing to something we can't do.

The Council discussed the possibility of putting the cemetery where the barn is and the Petersens donating more land in that area.

Councilmember Peterson commented that if it is a good will offering, then he doesn't see the urgency when there are major fundamental issues that are unresolved.

The Council will continue to have staff move forward with drafting an agreement. Once an agreement is drafted, the Council has to vote on the agreement.

**ROBINSON WASTE FUEL SURCHARGE:** Matt said that when the bids initially came in he asked Steve Robinson about the fuel surcharge and he said he built into price. However, Mr. Robinson did not anticipate that fuel prices would continue to go the way they are going, and he has asked for renegotiation with regard to fuel surcharge. The agreement allows for renegotiation, and Mayor Gertge and Matt met

with Mr. Robinson. Matt did an analysis and Robinson stills comes in as low bid per can based on what proposing.

It was discussed that Robinson Waste is providing a good service. Matt said he has had nothing but compliments from residents on the service. Matt explained the surcharge is based on \$3.60 per gallon, when over it is calculated, when it is below it is not. The Council would like to change this figure to \$3.75.

(This item continued later in meeting.)

**ECONOMIC DEVELOPMENT – NEXT PHASE:** Councilmember Poff referred to some comments he had sent out to the Council regarding items he doesn't think Strategy 5 lived up to. He would like these addressed with Ernie Bleinberger.

Mayor Gertge indicated a "pro" to having Strategy 5 continue services is they have done the homework and have a few ideas. He said he would be interested in hearing Ernie's ideas on how to line up potential developers. Mayor Gertge wondered if the city can pay a certain percentage for performance.

Matt said he feels Strategy 5's biggest success was to get Parsons Brinkerhoff to get the attention on the ASR project. Councilmember Peterson agreed, indicating Weber Basin is now a participant. All agreed this was a real benefit of Ernie's work.

*Emily Thomas and Edd Bridge joined the meeting at 7:15 p.m.*

Matt asked that any final edits to the Final Economic Strategy Report be sent to him, and he will forward them to Ernie.

Matt feels we should RFP for the next phase of services. He said we could give others a copy of what Ernie has done, and allow other companies to come in to provide their ideas.

Councilmember Poll said initially he got the impression from Ernie that he would bring more to the table, that he would be working with businesses while he was doing his work. He also feels the proposal for continued services from Strategy 5 looks like more of the same of what he has done, and wonders what we will get even at the end of this phase. Councilmember Woodbury said he doesn't have a good feeling about Strategy 5. Mayor Gertge said he doesn't feel we have quite gotten what we thought we would get.

Matt said he can contact people at the county and get some advice on what direction we should go at this point. Councilmember Poff would like us to take a proactive approach and let whomever we work with know what we want accomplished, rather than have them tell us what they will do.

*Steve Robinson arrived at the meeting at 7:22 pm*

The Council had the following additional concerns about Strategy 5: they purported to have a database of commercial contacts; don't feel they brought any new ideas; town meetings/public didn't really have a chance to provide input.

Mayor Gertge asked the Council and Matt to each make a list of concerns of what was expected from Phase 1 and then the Council can have a meeting with Ernie. It was mentioned that although there are some areas where there is disappointment, we do appreciate Ernie's efforts in what he has done.

Matt said he will talk with representatives from the County, work toward putting out an RFP, and look at options such as performance based contract. .

**ROBINSON WASTE (cont'd):** Steve Robinson may not be able to make the May 13 meeting. Mayor Gertge explained the Council feels Steve's request for fuel surcharge is justified, but they would like to change the rate to \$3.75. Steve responded, "Sure. I sure appreciate your understanding." The Council indicated to Steve this decision is based on the good service his company has provided. Steve said he is working on some numbers for Matt for recycling. He said it is difficult because he has to transport the recycling to Salt Lake.

*Steve Robinson left at 7:38 p.m.*

**NEW WEBSITE – OPTIONS FOR DESIGN:** Councilmember Woodbury and Mayor Gertge have been involved with the staff in looking at possible designs for the new website. Emily stressed the fact that we are just looking at the overall look and feel.

Councilmember Woodbury reported we have looked at a lot of websites for examples and the one we chose seemed to be the one that was the most user friendly, engaging, and gave a good feeling when you looked at it. Mayor Gertge said he hopes the Council can allow the staff and Councilmember Woodbury editorial privilege with this project. Councilmember Woodbury said if they see something seriously wrong to let us know.

**REVIEW OF GOALS:** Some of the goals were brought up throughout the meeting. Matt feels it is a good idea to review the list throughout the year to remind the Council what they discussed.

In regard to tours, Erika is arranging a tour of the HAFB Environmental and contamination sites. The Council discussed possibly visiting other city halls, specifically Washington Terrace and West Point.

**MISSION STATEMENT:** Councilmember Woodbury worked on some rough drafts, taking into consideration the discussions from previous Council work meetings.

Matt commented that the first two seem to be more vision statements and mottos, and the third one is the best as far as mission statement. He said to him a mission statement addresses all stakeholders, staff, residents, business owners, and how it affects each. He said the city can adopt a mission statement, and a vision or motto that can be different but tie together somehow.

**The Council was asked to give feedback to Councilmember Woodbury by the next work meeting (May 20).**

**REZONE OF GRAVEL PITS:** Matt mentioned that there is a business owner who is interested in having a long range gun range in the gravel pit. They will be conducting sound tests this weekend. It was discussed that this is not something the city would like to see, and public clamor would be anticipated.

Councilmember Poff feels the city needs to change the master plan soon regarding this portion. He said we need to decide what we don't want to see there before it becomes an issue; he doesn't think the city wants to see T-1 there. Councilmember Poff feels the Council needs the support of the Planning Commission in this effort. He mentioned the Planning Commission had two zones to choose from and one doesn't exist.

Matt asked the Council if they want the Planning Commission to consider a new zone or current zone that meets the future development of the gravel pits. Councilmember Peterson said he would like the

Planning Commission to have an understanding of the broader context of providing a leverage to the city with the gravel pits. He said rezoning would mean the gravel pits would only have their agreement backing them, instead of zoning and the agreement. The Council would like Councilmember Thomas to address the issues with the Planning Commission.

**INITIAL REVIEW OF UPCOMING AGENDA ITEMS:**

Rezone for Kap: Councilmember Poff asked if Layne Kap is planning to do a development agreement. Matt said there is no need for such as they are not asking for increased density or anything out of the ordinary.

6650 South 475 East Intersection: Will not be on agenda. Substitute with condensed scope of 475 East if ready.

Memorial Park Detention Basin Agreement: Make sure all parties are informed of meeting.

Work meeting adjourned at 8:40 p.m.

Minutes by

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Erika Ahlstrom, City Recorder