

# SOUTH WEBER CITY COUNCIL WORK MEETING

**DATE OF MEETING:** 19 April 2016

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

**PRESENT: MAYOR:**

Tammy Long

**COUNCILMEMBERS:**

Scott Casas  
Kent Hyer (excused)  
Marlene Poore  
Merv Taylor  
Jo Sjoblom

**CITY RECORDER:**

Elyse Greiner

**CITY MANAGER:**

Tom Smith

**FINANCE DIRECTOR:**

Mark McRae

**Transcriber:** Minutes transcribed by Michelle Clark

**VISITORS:** Wayne Winsor, John Grubb

## **APPROVAL OF AGENDA:**

Council Member Taylor moved to approve the agenda as written. Council Member Sjoblom seconded the motion. Council Members Casas, Poore, Taylor, and Sjoblom voted yes. The motion carried.

Council Member Taylor moved to amend the agenda to include discussion on a salt shed for the City shops. Council Member Casas seconded the motion. The motion carried.

**CONFLICT OF INTEREST:** None

## **CONSENT AGENDA:**

- Approval of April 12, 2016 City Council Meeting Minutes
- Approval of April 12, 2016 City Council Work Meeting Minutes

Council Member Poore moved table the approval the consent agenda. Council Member Sjoblom seconded the motion. Council Members Casas, Poore, Taylor, and Sjoblom voted yes. The motion carried.

## **APPROVALS:**

### **Ordinance 16-05 Powers and Duties:**

Tom read the amendment to Ordinance 16-05. The amendment is a follows:

*1.08.040 Powers and Duties*

*J. In the manager's temporary absence, the Finance Director, City Recorder, or City Treasurer shall exercise the powers and perform the duties of the manager.*

He understands that this came about because of what happened when the City Recorder and City Manager were gone a couple of years ago.

**Council Member Sjoblom moved to Ordinance 16-05. Council Member Poore seconded the motion. Elyse called for a roll call vote. Council Members Poore, Taylor, and Sjoblom voted yes. Council Member Casas voted no. The motion carried 3 to 1.**

**DISCUSSION:**

**Presentation Analysis of the City's Impact Fees:** Mark McRae, Finance Director, reported the following:

**IMPACT FEES**

As a city grows and its population increases, the city's existing infrastructure must be expanded and upgraded to meet the increased demand for services. The cost of this new infrastructure is borne by the home builder in the form of impact fees. "Unless impact fees are assessed for the facilities required due to new development, existing residents will be unfairly burdened by the cost of new development."

When an impact fee is implemented, a specific need caused by new development is determined, a cost is affixed, and the impact fee assessed. Often that specific need must be built and in place prior to the new homes being built to prevent an overall decrease in service. Thus the city must front the cost, and then be reimbursed by impact fees collected in the future. South Weber City currently has 7 impact fees.

**Park**

The park impact fee is to pay for the purchase of 22.7 acres of additional land for developed parks and 37.1 acres of land for undeveloped or open space. Estimated 50% will be donated. \$3,394,809 is the 50% cost. The portion allocated to impact fees \$2,128,415.

From 2004 to 6/30/2015, \$302,206.58 from Impact fees has been collected. \$1,826,208 remains to be collected.

Canyon Meadows Lot 71 qualifies as an impact fee expenditure. \$89,236 will be reclassified from Capital Projects to the Park Impact Fund.

**Recreation**

The recreation impact fee is to pay for 72% of the cost of the Family Activity Center. The cost of the FAC was \$2,360,000. The portion of the FAC allocated to Impact Fees is \$1,699,200 + interest.

From 2004 to 6/30/2015 \$ 310,962.00 has been collected. \$1,388,238 + interest remains to be collected and applied to the bond payments.

**Public Safety**

The public safety impact fee is to pay for 74.7% of the new fire station. The portion of the station to be paid by impact fees is \$392,156. New station estimate was \$525,000. With interest, the total impact fee portion is \$421,000.

From 2004 to 6/30/2015, \$66,075 has been collected. \$354,925 remains to be collected and applied to the bond payments.

**Water**

The 1997 water impact fee is to build approximately \$3,500,000 in upgraded water mains and a new storage tank. These were built and paid for by issuing a bond. The impact fee therefore, is to recoup to the city the cost of these improvements. Bond Principal and interest total \$6,452,382.

From 2004 to 6/30/2015, \$556,348.38 has been collected.

\$2,943,652 remains to be collected and applied to the bond principal payments.

**Sewer**

“The impact fee for sewer system facilities is intended to recoup the cost the City has already invested in excess capacity. Existing residents have already made a significant investment in excess capacity. The impact fee will be calculated and assessed so that new development is on “par” with existing residents. This will achieve a fair distribution of costs between existing residents and new development.”

Each year’s impact fees should be transferred to the Sewer Fund to recoup previously installed infrastructure.

From 2004 to 6/30/2015, \$544,571 has been collected.

\$3,694,950 remains to be collected and transferred to the Sewer Fund.

**Road**

The 1997 impact fee was to recoup to the city the cost of widening 475 East and the bridge between Peachwood and Deer Run. It is also for the construction of new roads or the widening of existing roads due to new development.

From 2004 to 6/30/2015, \$229,341 has been collected. \$134,894 needs to be transferred to the Capital Projects fund to recoup to the city the cost of widening 475 East and the bridge between Peachwood and Deer Run.

Future impact fees will be used for new roads and the widening of existing roads. Mark said future impact fees can be used for Old Fort Road.

**Storm Drain**

“Storm drainage improvements related to future growth (see Table IV-2) are eligible for impact fees.” The cost of these future improvements was estimated at \$3,313,000 to be paid by the City. Several of these improvements have already been built.

From 2004 to 6/30/2015, \$280,583 has been collected.

\$3,072,239 remains to be collected and spent on improvements.

Note: Items in quotes (“”) were taken directly from our current impact fee documents.

Mark said the total to be collected in impact fees is \$13,280,212.

**Salt Shed Storage Facility:** Council Member Casas is concerned about the salt stockpile being so large and it doesn't have a tarp over it. Tom received an email from the Department of Environmental Quality (DEQ) concerning the salt storage at the City shops. He said the report is dated from September 2015. Council Member Casas would like to know how much salt has been purchased for the last three years. Council Member Casas doesn't want to support tonight's open house meeting and is not in favor of increasing taxes. He said Canyon Meadows Park has salt up on the grass. He said residents have salt in their park strip. He said the Public Works Department has left salt trails all over the City. He would like to know why the salt truck left salt on one mile of 800 East (Cook's road). He said this is a private road. He said the excess salt is going in the storm drain. He feels this was gross mismanagement. Council Member Casas said he will vote no on everything until something is changed. Council Member Poore feels there have been other items in this department that have been mismanaged and she feels it is time to do something about it. Mayor Long agreed.

Discussion took place regarding the storage area for the salt and where can it drain. It was stated there needs to be two types of drains installed. Council Member Casas said because the salt hasn't been covered, there are areas that have been contaminated. Discussion took place regarding an email from Mark Larsen, Public Works Director, concerning not being able to wash the vehicles. Council Member Poore contacted Uintah and they have an agreement with a local car wash in South Ogden for discounted washes.

Mayor Long asked about the oil drum addressed in the report. Tom said these items need to be addressed and corrected. Council Member Casas recommended budgeting for a salt shed for the next fiscal year. Tom recommended planning to store others items besides salt. Tom will consult with Mark to see what can be done with the current stockpile of salt. He feels it is better to keep it, cover it, and protect it.

### **CITY COUNCIL ITEMS:**

#### **Council Member Casas:**

**New City Water Tank:** He discussed hiring a project engineer for the water tank project. Tom said he is waiting on Barry concerning property ownership. Wayne Winsor was asked about the cost estimate and the next steps that should be taken concerning this project. He said you need to get secured right of way access, is property available, etc. He did recommend a third party interest to help manage the project. It was decided this item will be placed on the next agenda to discuss 1) does the tank need to stay in service while building a new one or remove and replace? 2) Is there access to the property? 3) Is there a right of way? etc.

**Council Member Taylor:**

**Eagle Scout Project:** He asked about the status of the Eagle Scout project for a digital sign. Council Member Sjoblom said the next step is to do a traffic study. Tom is concerned about the quality and oversight of this project.

**Retention Pond by High Mark School:** Tom reported that the City is only willing to pay \$25,000 and right now the bids are coming in higher. The Council was in agreement that no more than \$25,000 should go into this project.

**Council Member Sjoblom:**

**City Office Sign:** Council Member Sjoblom had Jay Bingham from Allied Sign look at what can be done to replace the sign because people are having a difficult time finding the City office. It was noted the sign should say "South Weber City Hall and Justice Court". She said the cost would be approximately \$2,000 for an illuminated sign. She also met with Carl Bastian concerning the rock work.

**Council Member Sjoblom moved to adjourn the meeting at 5:30 p.m. Council Member Poore seconded the motion. Council Members Casas, Poore, Sjoblom, and Taylor voted yes. The motion carried.**

**APPROVED:** \_\_\_\_\_ **Date**

**Mayor: Tammy Long**

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**Transcriber: Michelle Clark**

**Attest:** \_\_\_\_\_ **City Recorder: Elyse Greiner**