

# **SOUTH WEBER CITY COUNCIL MEETING**

**DATE OF MEETING: 26 February 2008**

**TIME COMMENCED: 6:08 p.m.**

**PLEDGE OF ALLEGIANCE: Councilmember Woodbury**

**PRAYER: Councilmember Peterson**

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

**Transcriber: Minutes transcribed by Michelle Clark**

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**A public work/discussion meeting was held at 5:00 p.m. to discuss and review agenda items.**

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**VISITORS:** Robert Flinders, Wayne Bennion, Kevin Udy, Leisa Gray, Dan Christensen, Tracy Harper, Ruth Malan, James Durrant, Catherine Gambrell, and Rhett Reisbeck, Tom Graydon

**APPROVAL OF THE AGENDA: Councilmember Woodbury moved to approve tonight's agenda as written. Councilmember Poff seconded the motion. Councilmembers Peterson, Poff, Poll, Thomas, and Woodbury voted yes. The motion carried.**

**APPROVAL OF 12 FEBRUARY 2008 MINUTES: Councilmember Poll moved to approve the minutes of 12 February 2008 as amended. Councilmember seconded the motion. Councilmembers Peterson, Poff, and Poll voted yes. Councilmember Thomas and Woodbury abstained as they were excused from that meeting. The motion carried.**

**DECLARATION OF CONFLICT OF INTEREST:** There was none.

**RESOLUTION 08-11: APPOINTMENT OF CITY TREASURER – Jami Jones:** Matt Dixon, City Manager, explained that after the resignation of the City Treasurer in December, interviews were held to fill the position. Jami Jones was determined to be the best candidate for the position. Matt said her previous employers were contacted and highly recommended her.

**Councilmember Poff moved to approve Resolution 08-11 appointing Jami Jones as City Treasurer. Councilmember Poll seconded the motion. Mayor Gertge called for the vote. Councilmembers Peterson, Poff, Poll, Thomas, and Woodbury voted yes. The motion carried.**

**OATH OF OFFICE CITY TREASURER** – Administered by City Recorder Erika Ahlstrom.

**Councilmember Poff moved to open the public hearing for Resolution 08-12. Councilmember Woodbury seconded the motion. Councilmembers Peterson, Poff, Poll, Thomas, and Woodbury voted yes. The motion carried.**

**\* \* \* \* \* PUBLIC HEARING \* \* \* \* \***

**RESOLUTION 08-12: FINAL PLAT SHADOW CREEK VILLAS PUD AMENDED, 2625 East 8200 South, Red Hawk Homes & Development:** Mayor Gertge asked if there was any public comment. There was none. Mayor Gertge asked about excavation on the hillside. Tracy Harper said there will be an engineered retention wall.

**Councilmember Poff moved to close the public hearing for Resolution 08-12. Councilmember Peterson seconded the motion. Councilmembers Peterson, Poff, Poll, Thomas, and Woodbury voted yes. The motion carried.**

**\* \* \* \* \* PUBLIC HEARING CLOSED \* \* \* \* \***

Matt Dixon, City Manager, explained that on October 23, 2007 the City Council approved the Shadow Creek Villas (40 units) by Resolution 07-42. Prior to recording, Red Hawk Homes and Development decided to remove one unit from the development. This required returning to the Planning Commission to receive approval of the minor amendment. Construction drawings were not altered. A public hearing was held before the Planning Commission on January 10, 2008 for preliminary. The Planning Commission recommended approval of the amended plat at a public meeting on January 24, 2008.

**Councilmember Woodbury moved to approve Resolution 08-12. Councilmember Poll seconded the motion. Mayor Gertge called for the vote. Councilmembers Peterson, Poff, Poll, Thomas and Woodbury voted yes. The motion carried.**

**PRESENTATION: WASATCH FRONT REGIONAL COUNCIL:** Wayne Bennion, representing the Wasatch Front Regional Council (WFRC), approached the City Council. Mr. Bennion stated the regional metropolitan planning organization (MPO) sets the area’s short and long range transportation plans in fulfillment of federal law. The WFRC Board Members include: 18 voting members and seven non-voting, all voting are elected local officials who are appointed by their respective county councils of governments, eight from Salt Lake County, four each from Salt Lake County, four each from Davis and Weber Counties, and one each from Morgan and Tooele Counties.

Mr. Bennion explained the Regional Transportation Plan for 2007-2030. This plan was adopted in May 2007 by the WFRC. Major projects within the plan include: Mountain View Corridor Freeway, Heavy emphasis on east/west arterials., North Legacy Highway, Preservation of rights-of-way, completion of Commuter Rail to Provo, and Expansion of TRAX system.

Mr. Bennion explained the Transportation Improvement Plan (TIP) for 2008-2013. This is a six year plan to allocate funding to individual projects. This plan is adopted by the Regional Council annually.

Mr. Bennion reviewed the funding available for transportation projects. He said an application is made in October of each year. Federal funding is available through WFRC. The project selection is based on need, cost effectiveness and project readiness. City/County engineers participate in technical advisory committee that recommends projects for funding.

Corridor preservation includes: preserving corridors essential to future development, integral part of Regional Transportation Plan, planning assistance available from WFRC, and funding available through COG.

Mr. Bennion stated there are challenges that face transportation development which are as follows: population growth (42% by 2030), lack of funding for many projects, air quality, “not in my backyard”, preservation of existing system, and preservation of corridors.

Mr. Bennion said the growth principles agreed upon in Wasatch Choices 2040 report include: provide public infrastructure that is efficient and adequately maintained, provide regional mobility through a variety of interconnected transportation choices, integrate local land-use with regional transportation systems, enhance the regional economy, promote regional collaboration, and protect and enhance the environment.

Mr. Bennion said some cities/counties have adopted the growth principles, some have a checklist for individual project applications, and some have proposed zoning changes and transit oriented developments in accordance with growth principles.

Councilmember Thomas asked about the impact on Davis County because of needs south. Mr. Bennion stated there is some negative effect depending on the slow down in the economy. The purpose of the MPO is to keep communication lines open.

Mayor Gertge and the City Council thanked Mr. Bennion for his presentation.

**RESOLUTION 07-45: FINAL PLAT UDY SUBDIVISION (3 LOTS), 7460 South 1900 East; Kevin Udy (public hearing held 27 November 2007):** Matt Dixon, City Manager, explained that on October 2, 2007 the Planning Commission reviewed the Udy Subdivision. At that meeting neighboring property owners from the Cedar Cove PUD made public comment in opposition to the approval; specifically, opposing joining the PUD’s private road to the public road proposed for the Udy Subdivision, and any subsequent requirement that may be made to remove an existing fence which currently closes the stub road. City Planner, Barry Burton, assured the Planning Commission that public and private roads can be joined. After considering public comment, the Planning Commission recommended approval of the Udy Subdivision.

Matt further stated that on November 27, 2007 a public hearing was held before the City Council. At that time Mr. Udy stressed the fact that he had explored several options during the planning of his subdivision. The City Council tabled Resolution 07-45 to allow Mr. Udy and the HOA more time to discuss the possibility of Mr. Udy becoming a part of the PUD and having the entire road be a private road.

Matt said Mr. Udy has tried to come up with a better plan that will be acceptable to the HOA with no success. Mr. Udy is now ready to proceed with the plans as originally recommended by the Planning Commission.

**Kevin Udy, 7460 S. 1900 E.,** said he has spent the last three months working on this with the city, city engineer, Reeves & Associates, etc. Mr. Udy said he would like the road to be built according to the construction drawings.

Councilmember Poll asked if Mr. Udy would have a problem if (2) lots were on a private road? Mr. Udy said that was an option. Councilmember Poll suggested leaving this a private drive until Mr. Flinders (neighboring property owner) is ready to develop. Councilmember Poll also has concerns about traffic onto Shay Lane. Councilmember Poll feels by leaving the road a private lane and not having this be a through street (possibly a rubber barrier), it is more of a win-win situation.

Councilmember Peterson asked if these lots will be sold to family members because there is a concern with snow removal. Councilmember Thomas asked how it will effect access for emergency purposes. Fire Chief Graydon said there are similar situations in the city which make it difficult for emergency vehicles. Fire Chief Graydon said the 2006 fire code requires a turnaround if longer than 150 ft. Councilmember Thomas said it sounds like the stub road would have to connect.

Councilmember Poll said option B would be that a payback agreement is entered into with Mr. Flinders. Matt said the Sketch Plan Committee and Planning Commission are not opposed to a private lane, but city staff would recommend connecting those roads now because Mr. Udy's property is being developed. Matt said there will be other cities responding to emergency situations along with South Weber City. Mayor Gertge said he wants to make sure public safety is taken care of. He said he is disappointed that Mr. Udy and the HOA didn't get together during the last three months to discuss this.

Brandon Jones, City Engineer, said the private lane was discussed in the Sketch Plan meeting; however, it was decided that wouldn't be an option because there needs to be five acres in the development.

**James Durrant, President of HOA, 7478 S. 1980 E.,** said he sent an e-mail to the city. He said the HOA is unified in protecting that street and not taking down the fence. He said the HOA is willing to sit down and look at all the options.

Councilmember Peterson said what is before us is meeting our current ordinance. He said based upon his observation having the HOA sitting down with the private landowner hasn't happened in three months and he doubts will happen in the future.

Councilmember Thomas asked Mr. Durrant if a gate for emergency access is in the realm of a possibility. Mr. Durrant said there are concerns with that and who would be responsible. Councilmember Thomas said the developer would be responsible for installing the gate. Councilmember Thomas said there are also fire code guidelines for such a gate. Mr. Durrant said he is not opposed to that, but would need to discuss it with the HOA. Councilmember Thomas said the road would probably be public. Matt asked Mr. Durrant if the PUD has any other gates? Mr. Durrant said, "no". Matt said he is not sure if it should be the responsibility of this developer to install the gate. Matt said the public already can drive through the PUD. It is Matt's opinion that the HOA should be responsible for installing a gate.

Councilmember Peterson said if the road goes in, people from the PUD will use it. Brandon Jones, City Engineer, feels the plan as presented and that is before the City Council will eliminate some of these concerns.

Brandon Jones suggested looking at terminating the current one-way street on 1900 East. Mr. Udy said it is obvious, because of where the utilities have been installed, that the stub road is meant to go through.

Councilmember Thomas suggested a public road that is 36 ft. but have the developer install a crash gate at the private road or the other option is to reconfigure the development as a subdivision.

**Robert Flinders, 7486 S. 1900 E.,** said where the stub road is coming out of the subdivision is all on Mr. Udy's property and north of his fence. He said when the market is right he may look at developing his property. Since the last meeting on November 27, 2007, he has had no contact from Mr. Udy or the HOA. He would like to make sure that no snow or dirt is piled on his property.

Councilmember Poll asked Mr. Flinders if he is willing to look at a payback agreement. Mr. Flinders said he would need more information before he could answer that.

Brandon Jones asked if the city is willing to plow the PUD. Councilmember Poff said that would open up liability.

**Councilmember Thomas moved to approve Resolution 07-45 – Final Plat Udy Subdivision (3 lots) located at 7460 South 1900 East subject to the following:**

- 1. Planning Commission condition number 6 to be completed prior to recordation of the plat;**
- 2. The Developer shall submit payment for storm water detention in the amount of \$15,474.27 as per the attached agreement prior to recordation of the plat;**
- 3. The City agrees that it is in the best interest of the City to allow only 52.4 feet of public right of way to be dedicated at this time with the expectation that an additional 7.6 feet will be dedicated from the property owner to the south at such time the property to the south is developed;**
- 4. Developer shall change plat to show street name as 7470 South and have language that properly dedicates this street to the City;**
- 5. Existing accessory building on lot 1 (Northeast corner) shall be relocated, or additional PUE should be shown around the structure to insure there is a functioning PUE around the subdivision;**
- 6. Six foot clear view fence along south border should clearly show a beginning and ending location;**
- 7. Verification of secondary water to be provided prior to recordation of the plat;**
- 8. Show all lateral locations for water, sewer, and secondary water;**
- 9. Developer shall submit the plat, escrow agreement and developers agreement to the City within 120 days from the date of approval, along with a check for recording fees [Ord.11-2-2(C)]. Plats not recorded within 120 days of final**

- approval by the City Council shall be null and void and must be resubmitted to the City Council;
10. The Developer shall submit electronic copies (both dwg and pdf formats) of the plat and construction drawings following final approval. Electronic data should be compatible with AutoCAD2008 or earlier;
  11. Prior to construction, the Developer and construction contractor must hold a preconstruction conference with the City Engineer and City staff to review construction requirements;
  12. Prior to the preconstruction meeting, two sets of mylar drawings must be submitted to the City Engineer to serve as official construction drawings.
  13. The size of homes shall be compared to the available fire flows in the area in order to establish whether or not fire sprinklers will be required, as determined by the Fire Chief;
  14. The Developer shall not commence constructing permanent improvements until finalized construction drawings have been approved by the City. [Ord. 11-4-2(D)];
  15. The developer must install a crash gate (as per international fire code) at the end of the public street before the private HOA street.
  16. For safety purposes, the private and public street will be named the same.

**Councilmember seconded the motion. Councilmembers Peterson, Poff, Poll, Thomas, and Woodbury voted yes. The motion died due to lack of a second.**

Leisa Gray, 7509 S. 2020 E., suggested taking down the fence.

Mr. Flinders asked if he would have access to the utilities in the street if he ever develops. The City Council said that he would.

Further discussion took place regarding what should happen to the existing fence and whether or not it should be removed. Mr. Durrant said he will need to meet with the HOA to discuss that.

Matt said he has discussed this item with Steve Noel, City Attorney.

**Councilmember Peterson moved to go into closed executive session for the purpose of discussing reasonably imminent litigation. Councilmember Woodbury seconded the motion. Councilmembers Peterson, Poff, Poll, Thomas, and Woodbury voted yes. The motion carried. The Council went into closed executive session at 8:14 p.m.**

**The City Council Councilmember moved to reconvene the City Council meeting at 8:43 p.m. Councilmember seconded the motion. Councilmembers Peterson, Poff, Poll, Thomas, and Woodbury voted yes. The motion carried.**

**Councilmember Thomas moved to table this the final plat of Udy Subdivision until the next City Council meeting on March 11, 2008. During that period of time the HOA is to meet and determine whether or not in exchange for an emergency gate they will take the fence down. The City Council urged the HOA to talk to the Fire Chief to discuss emergency needs. If HOA agrees to take fence down, then Councilmember Thomas will reiterate his motion. If not, the only option would be a declaratory judgment action. Councilmember**

**Peterson seconded the motion. Mayor Gertge called for the vote. Councilmembers Peterson, Poll, Thomas, and Woodbury voted yes. Councilmember Poff voted no because he feels Mr. Udy needs to resolve this and not put the burden on the HOA. The motion carried 4 to 1.**

Councilmember Thomas said the gate would be erected by the developer and deeded to the city. The HOA will be responsible to take down the fence. It may be that the developer will have to take down that portion of the fence.

**Councilmember Woodbury moved to open the public hearing for Resolution 08-13. Councilmember Peterson seconded the motion. Councilmembers Peterson, Poff, Poll, Thomas, and Woodbury voted yes. The motion carried.**

**\*\*\*\*\* PUBLIC HEARING \*\*\*\*\***

**RESOLUTION 08-13: CONSOLIDATED FEE SCHEDULE:** Mayor Gertge asked if there was any public comment. There was none.

**Councilmember Woodbury moved to close the public hearing for Resolution 08-13. Councilmember Peterson seconded the motion. Councilmembers Peterson, Poff, Poll, Thomas, and Woodbury voted yes. The motion carried.**

**\*\*\*\*\* PUBLIC HEARING CLOSED \*\*\*\*\***

Matt Dixon, City Manager, explained that the only changes have been organizational. The fee schedule requires the developer to pay for the engineering cost during Sketch Plan, Preliminary, etc.; however, it will now include inspections. The Council requested the wording “reasonably necessary” be added to the professional fees.

Discussion took place concerning taking out “elected officials” from Family Activity Center free monthly individual membership fees.

**Councilmember Poff moved to amend the 2008 consolidated fee schedule by removing “elected officials” from the Family Activity Center free monthly individual membership fees. Councilmember Thomas seconded. Councilmembers Thomas, Peterson, and Poff voted yes. Councilmembers Woodbury and Poll voted no. The motion carried 3 to 2.**

Councilmember Peterson would like Matt to check into the use of the Civic Center.

**Councilmember Thomas moved to approve Resolution 08-13 as amended but instruct the city staff to review the Central Weber Sewer (5%) administration fee. Councilmember Poff seconded the motion. Mayor Gertge called for the vote. Councilmembers Peterson, Poff, Poll, Thomas and Woodbury voted yes. The motion carried.**

**RESOLUTION 08-14: CONTRACT WITH LEWIS YOUNG ROBERTSON & BURNINGHAM FOR WATER RATE ANALYSIS:** Matt Dixon, City Manager, explained that the city’s Water Fund has been struggling. He stated in 2007 the utility funds were

separated into their own respective funds to better be able to manage the health of each fund. Since then the result has been worse than initially expected.

Matt stated the rate study will take several weeks to complete and will be the start of improving the Water Fund. Lewis Young Robertson and Burningham came highly recommended from other communities who have used them for their water rate studies.

Matt feels that in order to get the Water Utility Fund back into shape it will require a rate study then it will require the rates be changed by the City Council or make a sizable transfer from the Sewer Fund into the Water Fund. This transfer will just be intended to keep the fund functioning until such time that the rate study gets completed and the rates get adjusted.

**Councilmember Poff moved to approve Resolution 08-14. Councilmember Peterson seconded the motion. Mayor Gertge called for the vote. Councilmembers Peterson, Poff, Poll, Thomas and Woodbury voted yes. The motion carried.**

**PURCHASE ORDER #1205: \$5,495.26 CDWG FOR MOBILE DATA TERMINALS IN EMERGENCY RESPONSE VEHICLES/FIRE DEPARTMENT USE OF HPSP GRANT FUNDS: Councilmember Peterson moved to approve P.O. #1205 for \$5,495.26 to CDWG. Councilmember Poll seconded the motion. Councilmembers Peterson, Poff, Poll, Thomas and Woodbury voted yes. The motion carried.**

**ORDINANCE 08-03: AN ORDINANCE AMENDING TITLE 10 ZONING REGULATIONS, CHAPTER 5 ZONING DISTRICTS, ADDING ARTICLE L. LIGHT INDUSTRIAL ZONE (reconsideration; public hearing held 12 February 2008):**

Ordinance 08-03 failed to pass with a 2 to 1 vote at the 12 February 2008 meeting. Mayor Gertge requested the Ordinance 08-03 be placed on the agenda for reconsideration by the full City Council.

**Councilmember Poff moved to approve Ordinance 08-03 amending Title 10, Zoning Regulations Chapter 5 Zoning Districts Adding Article L. Light Industrial Zone (L-1) and to strike out “commercial storage” under the permitted use. Councilmember seconded the motion. The motion died due to lack of a second.**

**Councilmember Thomas moved to approve Ordinance 08-03 amending Title 10, Zoning Regulations Chapter 5 Zoning Districts Adding Article L. Light Industrial Zone (L-1). Councilmember Peterson seconded the motion. Councilmembers Peterson, Poll, Thomas and Woodbury voted yes. Councilmember Poff voted no. The motion carried 4 to 1.**

**WARRANT REGISTER: Councilmember Woodbury moved to approve the warrant register. Councilmember Peterson seconded the motion. Councilmembers Peterson, Poff, Poll, Thomas, and Woodbury voted yes. The motion carried.**

**NON-SCHEDULE DELEGATION: None**



**CITY COUNCIL ITEMS:**

**Councilmember Poff:**

Easter Egg Hunt: March 17<sup>th</sup>.

USU Leadership Conference for Youth Council: 13 to 14 will attend. March 13th-15<sup>th</sup>.

Senior Citizen Luncheon: March 14<sup>th</sup>.

**Councilmember Poll:**

Out of Town: He will not be in attendance at the next City Council meeting.

**Councilmember Peterson:**

Citizen Corps Council Meeting: March 5<sup>th</sup> at 5:00 p.m.

**Councilmember Thomas:**

Quest and Broadband Service: Councilmember Thomas asked where this stands. Mayor Gertge said Quest is still working on it and hopes to be done next week.

**Councilmember Woodbury:**

Work Meeting Schedule: Will begin March 4<sup>th</sup> 5:00 to 6:30 p.m.

Eagle Scout Project: Snow removal around fire hydrants.

**CITY MANAGER ITEMS:**

April Conference in St. George: Plan on work session on Friday afternoon.

**ADJOURN:** Councilmember Poll moved to adjourn the meeting at 9:53 p.m. Councilmember Poff seconded the motion. Councilmembers Peterson, Poff, Poll, Thomas, and Woodbury voted yes. The motion carried.

**APPROVED:** \_\_\_\_\_ **Date** Mar 11, 2008  
**Mayor: Joseph E. Gertge**

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**Transcriber: Michelle Clark**

**Attest:** \_\_\_\_\_ **City Recorder: Erika J. Ahlstrom**

**FEBRUARY 26, 2008**  
**WORK/DISCUSSION MEETING PRIOR TO CITY COUNCIL**

The work session commenced at 5:05 p.m.

Those in attendance to the work session were: Mayor Joseph Gertge, Councilmembers Scott Peterson, Michael Poff, Farrell Poll, David Thomas (5:12 pm) Scott Woodbury, City Manager Matt Dixon, City Recorder Erika Ahlstrom.

Councilmember Thomas not in attendance at beginning of meeting.

Visitors: Brandon Jones, Tom Graydon, Ruth Malan, Bob Flinders (late in meeting).

Discussion Regarding Udy Subdivision: Councilmember Poll expressed that he thinks Mr. Udy should be able to do private drive and have Bob Flinders do the other half when he develops his property. He believes the road as presented doesn't make any sense. Mayor Gertge said everyone would have to go back to the sketch plan minutes as to why the plan ended up this way. Councilmember Peterson indicated the residents of the PUD are going to use the road if it goes through regardless.

Matt discussed with Attorney Steve Noel the possibility of payback agreements. Such an agreement would allow having a holding strip between Kevin Udy and Bob Flinders that would be deeded over to the City for when Mr. Flinders is ready to develop. Matt said he and Steve discussed that these agreements don't work when individuals hold control. Matt talked with Mr. Udy today about this option and he will think about it.

Councilmember Thomas joins meeting at 5:12 pm.

City Engineer Brandon Jones asked if Mr. Udy is willing to do what has been brought forward. Matt affirms that Mr. Udy is as recommended by the Planning Commission. Councilmember Woodbury indicated that the HOA is upset the Council hasn't had a meeting with them. Councilmember Peterson commented that the Council is not obligated to. Matt said the city staff and Council has gone through the process and asked the HOA to meet with Kevin in November 2007, and they have failed to do so.

Councilmember Poff expressed concern that just because they can do the subdivision this way doesn't mean it is the best. He asked if this is the best thing for the city and is this what we want to do. Mayor Gertge indicated that there are private roads that meet public roads throughout the city.

Matt said our argument has to be for public safety. Tom Graydon indicated any gate that is put up would have to be approve by him, and that would set the standard for any other gates in the future.

Brandon said he highly recommends approving what has already been worked on. He indicated the Sketch Plan Committee has already hashed through the issues.

It was discussed the Council may go into closed executive session later this evening if needed on this issue.

Cemetery: Mayor Gertge expressed appreciation to Matt and the staff for the work they did in providing the information needed to help make a determination on the potential cemetery.

Councilmember Thomas said the numbers have convinced him that it's a really bad idea. He pointed out how long it would take the city to financial recover from the cost, and the fact that the city would have to charge three times more than other cities in the area. He said no other districts recommend them.

Councilmember Poff said if the city is going to have a cemetery, this is the best time because the land is being donated. He said the only thing that is being asked right now is to allow the Petersen family to utilize the land as a cemetery. He recommended an "option c," with minimal improvements, such as the cemetery in Petersen. Councilmember Poff feels if this is not done, we may regret losing the opportunity in the future. He said we have never "used does it make money" as criteria for anything else, such as parks, the rec. center.

Councilmember Peterson indicated that even looking at option b, which is the scaled back version, he is concerned about the subsidies that will be required of city. He said this money could be better spent elsewhere, such as to hire a full time firefighter. He said he can't in good conscience commit the city to funding this. He also doesn't believe all those paying taxes should supplement it.

Councilmember Woodbury said he spoke with the past mayor of Roy Roger Burnett, who advised him that one needs to consider it as if it were a park. Councilmember Woodbury said he would love to see a cemetery, that it would add to the spirit and closeness of the community. He expressed concern if the city can afford it, but feels if we are going to have a cemetery, we need to do now when we have the opportunity. He supported Councilmember Poff's idea for an option c (no restrooms, improved roads, etc.)

Mayor Gertge questioned if the Petersens would be willing to consider that minimal amount of commitment.

Councilmember Poll also agrees with Councilmember Poff's idea of a more scaled down version.

Mayor Gertge summarized the following:

- We would need to charge a very high fee.
- All other cities have good commercial base to subsidize.
- Easement and road care uncertainties.
- Will the public approve of a bare essential cemetery?
- What will we have to give up over the next few years, it is that important?
- Do we make commitments that we are not responsible for in the future?

Mayor Gertge said he agrees it is a positive community-building project. He reported he has talked to several families that have been in SW for a while, and they are excited about the prospect of a cemetery. However, those newer residents on the east end will be buried where their parents are.

Matt indicated he thought option B was minimal. It includes a land drain, fence, topsoil, sprinkling, and survey work. It includes road base for the first corner and road around it. Matt said we did take the business model approach because it is the staff's responsibility to tell the Council what they are getting into. Brandon said these are as realistic numbers as you can get at this point. He also stressed that a land drain is necessary.

Councilmember Poff said he is pleased the Planning Commission discussed this issue and the city will be moving toward conditional use permit. He reported there is a grant for up to \$5,000 matching funds to help with a data system for the cemetery.

Councilmember Thomas pointed out that in past you may be able to go with minimal improvements, but in today's world you are looking for problems and liability issues. He said you can't just be in part way. If it is a priority you fund it. He expressed that he is wary of how much it will cost, and leading the Petersen family along.

Councilmember Thomas said the Council needs to make a decision before going through the conditional use process.

Mayor Gertge and staff will talk to the Petersens further about their expectations. The cemetery will be put on the next agenda for public comment.

Work meeting adjourned at 6:02 p.m. Minutes taken by Erika Ahlstrom, City Recorder.