

SOUTH WEBER CITY COUNCIL WORK MEETING

DATE OF MEETING: 1 December 2009 **TIME COMMENCED:** 5:34 p.m.

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

Visitors: Jeff Monroe.

INITIAL REVIEW OF UPCOMING AGENDA ITEMS

2008-2009 Audit Report: Matt reported the auditor or the city's financial consultant will present the audit next week. The city is in compliance with budgetary requirements. There was a net increase in assets. Matt said the city needs to watch the water fund closely, stating enterprise funds need to be treated like a business. Matt said the new overage rates just kicked in, but this won't generate a lot of revenues. In regard to the budget, no budgets were overspent. Mayor Petersen asked if there is a term limit on the auditor's contract. Matt said an upcoming agenda item is to look at contracts.

In regard to the water tank, we have the geotech report back and it is better than expected. There is enough information from the first report that they don't have to do second analysis. Staff is working with the financial advisors at Lewis Young on water rate increase scenarios, and a sewer rate study. It is anticipated the water rate will have to be increased by more than initially expected because the lenders will have concerns that the fund itself is struggling.

Cambridge Crossing Apartments Utility Rates Review: Matt reported that it came to staff's attention that the utility rates for Cambridge Crossing Apartments were not addressed when the rates were increased. Matt said staff cannot find anything in ordinance or fee schedules where the city adopted utility rates for multifamily units. For reasons unknown they have been billed \$12.75 per unit for water, \$19 per unit for sewer, and \$1 per unit for storm sewer. Matt said there may have been some justification, but not adopted anywhere so we would know how they determined. The complex has one 4" meter that goes into the whole complex. Matt said when the staff made this realization, their bill was adjusted to be in line with other residential units. The owner, Ben Lee, has contacted the city requesting consideration for multi-family residential. Matt has conceded to allow him to continue to be billed as previously charged until the city can make a determination. Matt said staff has looked at how other cities assess these fees. The majority of cities assess each unit as a single family residential unit.

Jeff asked if these apartments have washers and dryers. Councilmember Poll said apartment residents may use less water, i.e. water less plants, don't wash cars, etc. They may use as much as half as much water as a single family dwelling. Councilmember Poff would prefer to base the fee on actual usage. Mayor Petersen said we may want to bill them for half the rate, as well as give an allowance for vacancies.

Councilmember Poll left the meeting at this time (6:00 p.m.)

Councilmember Thomas said maybe we were overbilling them in the past, and he is okay with \$11 per unit. Councilmember Poff argued we have residents in homes who say they don't use the full 6,000 gallons.

Matt will look at annual usage for several years, then determine overage rates. When the city makes a determination, the fee will be changed in the fee schedule for multi-family residential, which would be defined as three or more units in one structure.

Recognition of Mayor Petersen and Councilmember Peterson for Service: This will be done on January 5.

2010 Meetings Schedule: January 5 will be a Council Meeting for swearing in ceremony, then go into work meeting. The council will continue to have work meetings the first and third Tuesday, with the option to cancel if needed.

Canyon Meadows Park: Matt reported the playground will start being set up this week. The topsoil and grass will be installed in the spring. Councilmember Poff would like a grand opening.

No work meeting will be held on December 15.

Work meeting adjourned at 6:39 p.m. Minutes by _____

Erika Ahlstrom, City Recorder