

SOUTH WEBER CITY COUNCIL WORK MEETING

DATE OF MEETING: 21 October 2014

TIME COMMENCED: 5:335 p.m.

PRESENT: MAYOR:

Tammy Long

COUNCILMEMBERS:

**Scott Casas
Randy Hilton
Michael Poff
Marlene Poore
David Thomas**

CITY MANAGER:

Duncan Murray

CITY RECORDER:

Tom Smith

Transcriber: Minutes transcribed by Michelle Clark

VISITORS: Justin Campbell

Mayor Long called the meeting to order.

DECLARATION OF CONFLICT OF INTEREST: None

DISCUSSION ITEMS

New City Hall Building: Purpose and Function: Duncan reported that this item is on the long range goal list for the City. He suggested the City Council look at possible location options and whether or not it should be City owned or not City owned property. He recommended contacting Davis County concerning the possibility of a county library to be attached to a City hall, etc. Council Member Casas presented copies of information from the 30 January 2014 City Council retreat. Council Member Casas is in favor of a multi-use building. It was stated that Huntsville has a community center, library, etc. Council Member Poff said there has been talk of a library in the past, but the new Pleasant Valley Branch in South Ogden may affect that. Council Member Casas said he is aware of other cities who have donated property for libraries. Council Member Poff said this is something that has been talked about for a long time but the problem is that everyone has different ideas. Council Member Poore said Sunset leases their public building. Council Member Thomas said we can do a lease revenue bond. He said in the past the Council has looked at the property located across the street from South Weber Elementary School which could create some sort of campus with the Family Activity Center and Fire Station located in the same vicinity. Council Member Poff said we need a consensus on location and then work towards style, etc. Council Member Casas asked if the City owned property at the s-curve is feasible. Council Member Poff said if the gravel pit were to become a lake, that property would become prime commercial property. Council Member Casas said the City has owned that property for twelve years. Council Member Poff is concerned because he

doesn't see the citizens demanding a new City hall right now. Duncan said it would be nice to have a footprint and a piece of land so that when we are ready for a City hall there is a location. Council Member Thomas agreed on getting a site. It was suggested to create a list of items that the current building isn't providing. Council Member Casas suggested a feasibility study for our future needs. Duncan suggested step one being sending a letter to the Davis County concerning the City's interest in a public library. He said step two would be to get a footprint. Council Member Casas discussed the possibility of creating something commercial on the s-curve property to help with economic development. Mayor Long suggested contacting Jim Talbot, Mayor of Farmington City, concerning commercial development. Council Member Poore said she would not be in favor of bonding for a project at this time. Council Member Thomas isn't sure how a contractor would want to come in unless they have a long term lease. Council Member Casas said the current City building doesn't meet a lot of codes. Duncan suggested coming up with a plan so that we are ready. Council Member Casas suggested contacting a grant writer for the City.

Plan for the 2015 retreat and go over 2015 Council Meeting schedule: Tom sent out in the packet the City Council meeting schedule. He asked the Council if they are comfortable with that. The Council was in agreement. Tom suggested a possible three day retreat where they can discuss, plan, and set goals for the City. He also suggested going some where outside the City. It was suggested looking at a Friday and Saturday in January.

Feasibility report prepared by Bowen Collins: Duncan said the Council received a copy of the feasibility study for Parsons Pit Aquifer Storage Reservoir (ASR) and Recreational Facility in their packet. Council Member Thomas said having a reservoir is feasible but Bowen Collins concluded it may be feasible but it will cost a lot of money. He said as a result, they looked at other conclusions and settled on a mix between Options 2 & 3. Tom briefly explained the difference between Option 1 (Constant WSE, No Active), Option 2 (Reservoir with Variable Storage), and Option 3 (Variable Storage, No Recreation Pool). Council Member Thomas said the pit is an optimal location for Weber Basin. The Council discussed looking at other players who may be interested in the pit. Council Member Hilton suggested it would be nice to have the Legislature back it. Council Member Thomas discussed the Bureau of Reclamation being involved in the project. He suggested having Brad Dee write a resolution. He also suggested the City Council meet with Weber Basin and talk about options and what they view as feasible. Council Member Hilton is concerned about the cost a lake would be for the City. Council Member Poore agreed. Council Member Thomas said if it became a lake, Weber Basin would be mainly responsible for the maintenance. Council Member Poore doesn't see much revenue from the lake being a resort area. Council Member Casas feels the City needs a resolution for the County, Legislature, Weber Basin, and neighboring cities support. It was decided that Duncan will draft a resolution.

Capital Facilities Finance Plan for Fire and Public Works Vehicles: Duncan said Zions Bank in 2013 did a finance plan for fire and public works vehicles. He said a dump truck was included in their study. Duncan and Tom will be meeting with Fire Chief Graydon tonight concerning the fire department vehicles. He said the fire department has an aerial ladder truck and a ladder truck. He said they do have a rotational schedule. He suggested looking at a special agreement where the City can co-own a vehicle with another city. He said this would help to keep cost lower. The vehicle could be stored at the City's facility. Council Member Poff said he would like to know how much money has been established in the account. Duncan said

apparently there is \$125,000 to \$150,000 in capital facilities fund that is earmarked for a fire truck. He said by the end of the budget year there may be \$175,000. He said Paul Laprevote, City Treasurer, is still researching this. Tom said the plan is to get all City vehicles on a maintenance rotation. Council Member Casas is in favor of sharing the cost with another city. The council was in agreement to pursue those types of options. Duncan discussed being okay with the public works vehicles until next year. Council Member Casas suggested spending \$4000 to \$5000 on the existing dump truck and then look at pursuing a new dump truck at the first of the year. Council Member Poore has questions about not being able to question departments for what they want to purchase. Tom said a vehicle rotation plan will help with the purchase of upcoming vehicles. Council Member Casas suggested looking at ways to reallocate money to help with expenses.

Capital Spending: Council Member Hilton said this year is half over and we haven't really done anything. He would like to look at all capital improvement projects. He said a purchase or option to buy a Canyon Meadows lot is needed for parking. He also suggested contacting Steve Noel concerning the Kap Construction agreement for the second ball diamond at Canyon Meadows Park. The agreement calls for the fill dirt from Kap Construction for the second ball diamond. It was decided the Capital Projects Fund needs to be reviewed and move towards getting some of the projects done. Council Member Poore said we were also going to get some trees started on the side for the park.

Sewer Board Increase 2.5%: Council Member Poff stated the Sewer Board is looking at a 2.5% increase. He suggested having Mark Strafford attend a council meeting to make a presentation concerning the increase, formula, etc. He suggested having the Sewer Board look at re-calculating the fee. Council Member Poff asked if the City has an ERU formula. Tom will research.

Recent Water Issue On Sunday: Duncan said during the year when secondary water is available, Parsons will use that; however, this year the secondary water was turned off early. According to the development agreement, Parsons is required to notify the City when they are filling up their well and they didn't. As a result, residents in the City lost water pressure. Duncan said the City is now going to put some infrastructure in place so they can't take all the water when they need to fill up their well. Council Member Casas would like to know how much culinary water Parsons is actually using.

Review City Manager Contract: It was decided that Duncan's contract will be reviewed in November.

Justin Campbell introduced himself and said he is an available resource as he is an architect. He would be willing to help the City with some of the items they have discussed tonight.

Work meeting adjourned at 7:48 p.m.

APPROVED: _____ Date
Mayor: Tammy Long

Transcriber: Michelle Clark

Attest: _____
City Recorder: Tom Smith