

SOUTH WEBER CITY COUNCIL MEETING

DATE OF MEETING: 12 November 2008

TIME COMMENCED: 6:02 p.m.

PLEDGE OF ALLEGIANCE: Councilmember Poff

PRAYER: Councilmember Peterson

PRESENT: **MAYOR** Brent Petersen

COUNCILMEMBERS: Scott Peterson
Farrell Poll
Michael Poff
Scott Woodbury

CITY MANAGER: Matt Dixon

CITY RECORDER: Erika Ahlstrom

EXCUSED: **COUNCILMEMBER:** David Thomas

Transcriber: Minutes transcribed by Michelle Clark

A public work/discussion meeting was held at 5:30 p.m. to discuss and review agenda items.

VISITORS: Marilyn Hales, Jennifer Fritz, Ruth Malan, Scott Lafer, Ann Thornley, Duane Westbroek, Jenni Bergman, Val Petersen, Gary Payne, Paul Waite, Jonathan Stokes, Brent Poll, Jackie Poll, Victoria Christensen, Sue Ann Kelsey, Tom Graydon, Edd Bridge, Lisa Carter and Craig Poll.

Mayor Petersen excused Councilmember Thomas from tonight's meeting.

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

DECLARATION OF CONFLICT OF INTEREST: Councilmember Poff declared a conflict of interest with Resolution 08-48.

CONSENT AGENDA:

- **APPROVAL OF 28 OCTOBER 2008 COUNCIL MEETING MINUTES**
- **APPROVAL OF 4 NOVEMBER 2008 WORK MEETING MINUTES**
- **WARRANT REGISTER**

Councilmember Peterson moved to approve the items on the Consent Agenda. Councilmember Woodbury seconded the motion. Councilmembers Peterson, Poff, Poll, and Woodbury voted yes. The motion carried.

AWARD PRESENTATION TO 1ST PLACE SOUTH WEBER GIRLS VOLLEYBALL TEAM - Coach Jenny Bergman – by Edd Bridge, Recreation Director:

Edd Bridge, Recreation Director, recognized the 1st place South Weber girls volleyball team coached by Jenny Bergman. Edd stated Jenny Bergman has done a great job coaching these girls. She has also pushed for spring volleyball. Edd stated the girls took first place against other South Weber and South Ogden teams. The Mayor and City Council congratulated each team member.

QUARTERLY REPORT: DAVIS COUNTY SHERIFF DEPT – Detective Jon West:

Detective Jon West, of the Davis County Sheriff's Department, asked to be excused from tonight's meeting.

QUARTERLY REPORT: FIRE DEPARTMENT – Fire Chief Tom Graydon: Fire Chief Graydon approached the City Council and presented the quarterly report for the South Weber Fire Department. The quarter included 49 total responses. Tom stated there were two calls that no one could respond to because there was only one fire fighter available. In that case, Layton City responded. Response time average was eight minutes with one minute response as the shortest. The longest call was 10 hrs and 47 minutes. Alarm activations and brush fires were up this quarter.

Tom stated there was an interesting problem with the elementary school when a power line went down and took out electricity to the school. As a result, the telephone lines were down. Cell phones were used to contact 911, in which the calls were routed to Weber County. Tom said he is currently working with the elementary school on this.

Tom reported there have been many visitors at the fire station including youth groups and elementary students. He said there are 20 fire fighters. Previously, there have been 27 to 28 fire fighters; however, some individuals were not participating on a regular basis.

Upcoming events will include station tours. Concerns include: number of firefighters, experience levels, NFPA mandates, age of equipment, and time commitment required.

QUARTERLY REPORT: PUBLIC WORKS DEPT/CODE ENFORCEMENT – Public Works Director, Mark Larsen: Mark Larsen, Public Works Director, presented the quarterly report for the Public Works Department. He stated the mission statement is "Working proactively as a team, the Public Works Department strives to make life better for the residents of South Weber."

New code enforcement process is: (1) Complaint logged into the system and mapped; (2) Automatically assigned to appropriate staff; (3) Staff alerted to new complaint and follows through with initial inspection; (4) Warning letter issued -14 days to comply before citation is issued; (5) Second inspection (if done, no citation issued; if still exists, citation issued). Mark stated the new code enforcement provides a faster process, allows reports to be generated quickly and accurately, and gives a visual of where the problem areas in the city are.

Mark stated the new water meters were delivered. He said that every available Public Works Department employee is working to install the new meters before the weather breaks. This will make the meter reading process more efficient and more accurate.

Mark explained that he is currently working on a new Public Works Online Complaint Form to be located on the City website. This will automatically create a work order and send the resident a response stating that the complaint has been received. Residents will be able to track his/her complaint and will be notified via e-mail anytime something new is done to the case. It will be promoted in the January/February newsletter.

Mark stated the street sweeper will be doing the last sweep of the year. He reported that the trucks are in good shape, the salt is being delivered, the sanders are oiled and ready, and the emergency plowing plan is in place in which local contractors have signed up to be called should the weather be too much for city resources. He stated the park and ride bid was awarded to Keith Kaps & Sons and they will be ready within one hour of receiving a call.

Mark researched ice rinks. There are portable ice skating ponds which are estimated to cost approximately \$5,151. Items to consider include: location needs culinary water, after each storm the snow has to be removed, the ice requires resurfacing on a regular basis, the grass underneath will be in poor shape in the spring, and how many days will there be good ice? Councilmember Poll asked Mark to contact Logan City concerning how they constructed their ice rink.

Duane Westbroek, 7633 S. 1900 E., suggested contacting Huntsville as well.

RESOLUTION 08-52: FINAL ACCEPTANCE CANYON RIDGE ESTATES

SUBDIVISION: Matt Dixon, City Manager, reported that Canyon Ridge Estates entered into its one-year warranty period on September 11, 2007. Ben Slater of Jones and Associates has completed an inspection of this subdivision and has determined that the improvements have been completed satisfactorily to meet the minimum requirements according to city standards and specifications.

Councilmember Peterson moved to approve Resolution 08-52 to release all remaining escrow funds for Canyon Ridge Estates including the 10% contingency warranty fund. Councilmember Woodbury seconded the motion. Erika called for the vote. Councilmembers Peterson, Poff, Poll, and Woodbury voted yes. The motion carried.

Councilmember Poff moved to open the public hearing for Resolution 08-53. Councilmember Woodbury seconded the motion. Councilmembers Peterson, Poff, Poll, and Woodbury voted yes. The motion carried.

******* PUBLIC HEARING *******

RESOLUTION 08-53: CONDITIONAL USE 2008-5 SOUTH WEBER ELEMENTARY KINDERGARTEN SECOND GRADE BLDG, 1285 E. LESTER STREET, DAVIS COUNTY SCHOOL DISTRICT:

Mayor Petersen recognized Marilyn Hales, Principal of South Weber Elementary. He stated she is one of the finest Principals he has ever met.

Matt Dixon, City Manager, explained that the Davis County School District has applied for a conditional use permit to build a Kindergarten – Second Grade building. The building will be located to the South of the Family Activity Center and West of the existing elementary school.

This building will have eighteen additional classrooms (phase 1) and administrative/common space (phase 2); it will operate as a stand alone two-story building. The first phase of the building has been bid and a bond election will be held next June for phase 2. The conditional use permit is for both phases.

Matt stated on October 30, 2008 the Planning Commission reviewed the plans and recommended approval conditional on certain items being completed prior to City Council approval.

Mayor Petersen asked for public comment.

Brent Poll, 7605 S. 1375 E., discussed the sign located by the canal. He read what was on the signs concerning the dangers from contaminants in this area. He would like them reflected in the record. One sign reads: "Danger, inorganic arsenic, cancer hazard, authorized personnel only, no smoking or eating, respirator required." He said this sign is located approximately 300 yards from the new elementary school addition. Another sign reads: "Contaminated sediments, water not suitable for human or animal consumption." This sign is located 500 yards east of his house. Mr. Poll feels there are no acceptable limits. Mr. Poll stated the city's pollution maps are wrong. He feels the children are at risk. He has told the city about this for thirty years. He said the pollution is not going to go away. He suggested looking at the risk assessments. He said the city is responsible for putting receptors in this pathway. He recommended doing some baseline assessments to see if the children are absorbing some of this stuff.

Councilmember Peterson stated HAFB has identified the pollution and you can go down the list of contaminants. He said what Mr. Poll is speaking of is somewhat philosophical, but the science that has gone into this is very sound. The assignments of risk are sound. He said that the inflammatory speech that Mr. Poll uses is somewhat misleading. Councilmember Poll asked what Mr. Poll recommends. Mr. Poll said first, fix the map; second, he can't tell anyone they can't build, but keep the public informed; and third, if he had kids at the school he would want to know if they are absorbing this.

Lisa Carter, 1069 E. South Weber Drive, asked how can HAFB put those signs up there without informing all of us. She said the area is roped off with red caution tape. She said this is a problem that has to be taken care of. She said South Weber is over and above its share of cancer. She spoke of a relative in South Weber that was recently diagnosed with cancer. She suggested not taking a blind eye to this.

Councilmember Peterson stated what is happening on the hillside is due to the contamination in the ground. He said based on past dumping activities, it has mobilized the arsenic, and it is precipitating on the hillside. Councilmember Peterson state that HAFB does conduct workshops and presentations concerning these items. He said the public can also contact them with any questions. He stated that HAFB has been scheduled to be at the next City Council meeting.

Vicki Christensen, 1411 E. 7425 S., asked how do we move forward because the elementary school is in need of this building.

Councilmember Peterson said HAFB has agreed to provide in home air monitoring. He said the P.T.A. can look at ways to get HAFB involved. Councilmember Poff discussed that the responsibility should fall on the city to ensure the safety of the residents and children.

Matt said it is a challenge as a city because there are unknowns, but property owners have the right to develop their property. The city does not want to put anyone in harm's way. The general plan does recognize the unknowns, and the maps indicate potential contamination zone.

Ms. Christensen's last question was, "When can we stop worrying?"

Mayor Petersen pointed out that he feels the problem would be worse with the portables that are located by the school, and the new building would be safer.

Gary Payne, of Davis County School District, referred to his letter sent to the city concerning the contamination.

Paul Waite, of Davis County School District, said going ahead with constructing this building doesn't change the fact that we currently have a school in that area. He suggested the P.T.A. look into this issue further. He recommended contacting Scott Zeigich, who is over Risk Management for the school district. He also recommended getting a third party involved.

Marilyn Hales, Principal for South Weber Elementary, stated she is concerned about this a great deal. She doesn't want to panic individuals when you start discussing base line testing etc. She said her interest is that the school is built. She thanked the city and school district for their support. She feels things have gone very well concerning the partnership with the city and the Family Activity Center. She feels this building will be a great benefit to the future citizens of this community. She is very concerned about putting parents into a frenzy.

Tom Graydon, Fire Chief, stated years ago the health department came in and looked at the cancer rate in the city. At that time, they found that South Weber was in the norm. He suggested having the health department take a look at it again. He suggested looking at the evidence. He served on the Planning Commission when the maps were reviewed. At the time, he suggested not identifying an exact line for contamination. He said the maps identify potential contaminated areas.

Jennifer Fritz, 2546 E. 8200 S., said she has never heard any of this before. She said she doesn't feel it is the P.T.A.'s responsibility to see that testing is completed. She feels that the City Council needs to ensure the citizens they are making an effort to get this taken care of.

Councilmember Poff moved to close the public hearing Ordinance 08-53. Councilmember Woodbury seconded the motion. Councilmembers Peterson, Poff, Poll, and Woodbury voted yes. The motion carried.

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

Mayor Petersen stated the city and the school district have had an incredible partnership over the years, especially since the Family Activity Center has been built. He feels this project has been well thought out. He said the school district has requested, in a letter dated November 6, 2008, that the city waive the impact fees for this project.

Matt read each condition set forth in the Resolution 08-53. He stated the Planning Commission reviewed the application at a public hearing held on October 30, 2008 and recommended approval of the conditional use permit subject to the following conditions:

1. **Items listed City Engineer's letter dated 27 October 2008 with addition to item #4 (D in this Resolution) – If easement is not acquired, then a solution will have to be found with retention on the property.**
 - A. Occupancy of the building in phase I cannot be granted until all the required public improvements are installed.
 - B. As Lester Drive is constructed north of the Family Activity Center, **the School District may consider installing** additional parking in this location between the building and the roadway.
 - C. The City will deed the property to the school district in exchange for shared full use of the proposed parking lot (to be constructed in phase II) for patrons of the Family Activity Center. The school district is agreeing to construct and maintain the parking lot. This shall be accomplished through an Interlocal Agreement **upon approval of both parties.**
 - D. A storm drain and sewer easement needs to be provided between Lester Drive and South Weber Drive or a satisfactory alternative to handle the District's storm water must be approved by the city engineer.
 - E. An easement will need to be provided for the 8" water main line going through the school's property since this will be a City owned and operated main line. The main line shall be installed in a location that coincides with some type of surface or facility so that it can be easily located by the City if needed and in a location such that will assist in reducing negative impacts to the school grounds.
 - F. ~~An easement for future storm drainage coming from the property south of the school's property needs to be incorporated either in the school district's project or in Kap's future subdivision.~~
2. **Items listed in City Planner's letter of 22 October 2008, (item #4) with agreement being presented between the Kaps and the School District to complete the improvements for the road and utilities should the Kap subdivision not be approved at this time.**
 - A. ~~The plans show no improvements to either Lester Dr. or the new street on the west side of the new building except sidewalk. I see that the street is included in the Kap Subdivision, but what assurance do we have that the street improvements will be constructed? Without a recorded subdivision and a bond for those improvements, we can't let this school project proceed. Even if we do have a recorded plat and bond, the Kap Subdivision does not include that section of Lester Drive adjacent to the Rec. Center. Who is going to make those street improvements?~~
3. **Address any safety issues related to sidewalks, landscaping, and street lights with a review by the School District should phase II not be completed.**
4. ~~Consider additional parking on north side of Family Activity Center and 1300 East for phase II.~~
5. **Occupancy will not be granted until these items are completed.**

As Matt reviewed the above listed conditions, the City Council amended conditions 1B, 1C, deletion of 1F, 2A, and item #4.

Gary Payne, representing Davis County School District, said they have been working with the city concerning this project. He said through the years the school district has worked with several jurisdictions. He said the issue of impact fees has been evident in smaller cities. The money that is bonded for is for the construction of educational facilities. He said when the issue

of impact fees come up, we try to negotiate through it. Mr. Payne requested that the impact fees be waived. He suggested the council look at the perspective that they are coming from.

Matt stated impact fees were designed to offset the impact that any development has on the city's infrastructure. He feels state law is very clear that school districts do pay impact fees. Matt stated the school district is asking the following impact fees be waived:

Water impact fee for phase 1 & 2	\$ 9,931
Sewer impact fee for phase 1 & 2	\$12,264
Fire impact fee for phase 1 & 2	\$ 9,215

Councilmember Poff suggested the city waive the impact fees.

Councilmember Woodbury is impressed with the partnership between the city and the school district. He doesn't have a problem with waiving the impact fees.

Councilmember Peterson said the city and school have a wonderful relationship. He said there are other structures in the city (churches) that have had to pay impact fees. He said other communities have required school districts to pay impact fees which have been paid. He feels the city has the right to require these fees. He feels the city is following the law.

Mayor Petersen read and email letter from Councilmember Thomas dated November 10, 2008 (*see attached*).

Councilmember Poll explained his position on this issue. He said South Weber City is unique in that we don't have a lot of businesses lining our city. He said these impact fees are fair, to waive those fees will make a mockery of the whole impact fee in that no one should be charged those fees. He said some day the city will have a need for items that these impact fees will go towards. He doesn't feel these fees are malicious, but legitimate. He is not in favor of waiving the fees.

Mayor Petersen stated this is another government entity.

Councilmember Peterson moved to approve Ordinance 08-53 conditional use for South Weber Elementary Kindergarten – Second Grade building located at 1285 E. Lester Street subject to the above conditions set forth by the Planning Commission in addition to the following condition.

- 1. Occupancy of any new building shall not be granted to the School District until the City has approved and signed the Interlocal Agreement pertaining to the property exchange, not to be unreasonably withheld.**

Councilmember Poll seconded the motion. Erika called for the vote. Councilmember Peterson, Poll, voted yes. Councilmember Poff and Woodbury voted no. Mayor Peterson voted no to break the tie. The motion was denied 3 to 2.

Councilmember Woodbury moved to approve Ordinance 08-53 conditional use for South Weber Elementary Kindergarten – Second Grade building located at 1285 E. Lester Street subject to the above conditions set forth by the Planning Commission in addition to the following conditions:

1. Occupancy of any new building shall not be granted to the School District until the City has approved and signed the Interlocal Agreement pertaining to the property exchange, not to be unreasonably withheld.
2. The sewer, water and public safety building impact fees shall be waived. Payment of the applicable storm sewer impact fee shall be paid by the School District prior to occupancy.

Councilmember Poff seconded the motion. Erika called for the vote. Councilmembers Poff and Woodbury voted yes. Councilmembers Poll and Peterson voted no. Mayor Petersen voted yes to break the tie. The motion carried 3 to 2.

RESOLUTION 08-48: POFF STORM DRAIN EASEMENT AGREEMENT: Matt Dixon, City Manager, stated in order for the city to complete the storm drain plan for 475 East, the city staff designed the storm drain line to be located in what will one day be the future road connecting 475 East with the properties behind Michael and Amy Poff. The Poffs have been willing to allow the city to design and construct these storm drain improvements even though there is some uncertainty, as to if and when their property will be purchased for development.

Matt explained that the agreement obligates the city to purchase the easement from Poffs on or before May 31, 2009. Since we have yet to agree on what the easement is worth, the agreement allows the city to move forward completing the storm drain project leaving the purchase price and payment to be determined at a later date. Upon approval, the city staff will be working to find a qualified professional to help determine a fair value for this easement.

Councilmember Peterson moved to approve Resolution 08-48 – Poff storm drain easement agreement noting the comments made in the work meeting concerning the date and details of the agreement. Councilmember Poll seconded the motion. Erika called for the vote. Councilmembers Peterson, Poll, and Woodbury voted yes. Councilmember Poff abstained. The motion carried.

PURCHASE ORDER #1336: \$3,840.30 TO INTERWEST FOR SNOW PLOW BLADES: Councilmember Poll moved to approve P.O. #1336 for \$3,840.30 to Interwest for snow plow blades. Councilmember Poff seconded the motion. Councilmembers Peterson, Poff, Poll, Thomas, and Woodbury voted yes. The motion carried.

MAYOR'S ITEMS:

Veteran's Park Memorial Dedication: He commended all those involved with this project and dedication including the city staff, council, and Daughters of Utah Pioneers.

Rocky Mountain Power: He talked to Steve Rush concerning wind mills. He suggested Councilmember Poll contact Mr. Rush.

Daren Gardner – Resignation: Mr. Gardner sent a letter to the city concerning his resignation on the Mosquito Abatement Board due to his wife's health. A new appointment will need to be made.

COUNCIL ITEMS:

Councilmember Poll:

Status of Street Lights: Matt reported that Rocky Mountain stated they didn't get this year's list. Matt said they were sent a new list. Councilmember Poll has a request from a resident in Kozier Hills (Pam Jones' street).

Lights on & off ramps of Highway 89: He suggested contacting UDOT concerning the need for these lights to be on.

Councilmember Poff:

Youth Council Food Drive: They raised 1600 lbs of canned food for the food bank.

Youth Council Blog: He said this blog is updated. He suggested individuals review the blog.

Health Department – Gravel Pits & HAFB Contamination: He discussed the health department's involvement with the gravel pits. He suggested a community council (third party) concerning the contamination at HAFB. Councilmember Peterson said Jan Ukena, Joel Workman, and Rob Osborne serve on RAB Committee. Councilmember Poff would like to see a committee above and beyond the RAB Committee.

Councilmember Woodbury:

Brent Poll's Service: He is appreciative of his service to the city.

Mosquito Abatement: He suggested Matt forward any information and any individuals who could serve. Matt suggested Councilmember Woodbury contact Daren Gardner.

Ruth Malan's Blog: He thanked Ruth for her pictures of events held in the city that are on her blog.

Councilmember Peterson:

Emergency Discussions for Families and Neighborhoods: Councilmember Peterson is referring individuals from South Weber to attend the Layton City CERT Program.

Addressing Councilmember Poff's Comments concerning contamination: He is not trivializing these issues. He has worked in several areas in this field. He feels that by having HAFB come to council and address concerns will be a good idea. He thinks that Marilyn Hales makes a good point in that we do not want to create undo panic.

CITY MANAGER ITEMS:

Petersen Family Donation of Property: Matt identified property (1/4 acre by the old barn) that the Petersen family is willing to donate to the city. Councilmember Peterson asked if the Petersens would be opposed to him visiting the area. Mayor Petersen stated, “no”. Matt said there are some limits to the property that would need to be looked at. Mayor Petersen suggested looking at the possibility of a park. It was decided that the council will take a field trip to look at the property. It was suggested the Councilmember go look at the property individually when they can. Mayor Petersen stated the barn was built the same time Lincoln Highway was built. John Grubb is looking into grants to restore the barn and putting a train around it.

Christmas Party: Matt discussed whether or not the city should conduct a Christmas Party. He said the staff is indifferent. Councilmember Poll said he enjoys it. He would be willing to host something for the council at his home. Mayor Petersen said this is a chance for him to get together with the city staff.

ADJOURN: Councilmember Woodbury moved to adjourn the City Council meeting at 8:50 p.m. Councilmember Peterson seconded the motion. Councilmembers Peterson, Poff, Poll, and Woodbury voted yes. The motion carried.

APPROVED: _____ **Date** 09 Dec 2008
Mayor: Brent Petersen

Transcriber: Michelle Clark

Attest: _____
City Recorder: Erika J. Ahlstrom

NOVEMBER 12, 2008
WORK/DISCUSSION MEETING PRIOR TO CITY COUNCIL

The work session commenced at 5:34 p.m.

Those in attendance to the work session were: Mayor Brent Petersen, Councilmembers Scott Peterson, Michael Poff, Farrell Poll, Scott Woodbury, City Manager Matt Dixon, City Recorder Erika Ahlstrom.

Visitors: Mark Larsen (Public Works Director), Emily Thomas (Deputy Recorder), Marilyn Hales.

Councilmember Peterson expressed concern about Councilmember Poff committing \$1,900 at the previous meeting to the tackle football program. He asked what account this will come out of, and questioned if this sets a precedence of committing public funds to something "off the cuff." Mayor Petersen said the motion was seconded and voted on, but if the council is concerned this can be brought up at the next work meeting. Matt said the funds will come from the general fund or the recreation miscellaneous fund.

Matt reported that Detective Jon West is unable to make the meeting tonight; he will provide his report at the next meeting. Mayor Petersen asked about the speed monitoring trailer. Mark informed him the trailer needs a repair then will be placed on 1900 East. Mayor Petersen asked Matt to email the sheriff about concerns about 1900 East, and to let Dwayne Westbrook know the trailer will be set out soon.

Councilmember Poff arrived at this time (5:38 p.m.)

Poff Easement Agreement: Matt reported that we are optimistic that Nilson Homes will be moving forward with their project at the west end off of 475 East. However, because of the uncertainty and the impact of the pipe being installed right next to the Poffs' home, the city and the Poffs have tried to draft an agreement that gives us until may to determine a value of the easement. At that time if the property has not been purchased for development then the city pays fair market value for the impact of that easement. Then the Poffs are willing to refund the to the city if the property is purchased for development within the next year.

Conditional Use Permit for School K-2 Building: Mayor Peterson feels the conditional use and appeal for impact fee waiver should be addressed separately. The way the proposed resolution reads the decision on the appeal will determine what the "applicable fees" will be. Matt said he would like to see the conditional use include whatever is going to happen about impact fees as a condition. Erika recommends making the impact fee decision a part of the conditional use.

Councilmember Thomas submitted some comments via email that he would like to be included in the minutes. Councilmembers Poll and Peterson would like Councilmember Thomas' comments read aloud in the meeting.

Mayor Petersen expressed that he still feels strongly that the city has a fantastic partnership with the school district, which has been proven through the partnership with our Rec Center. He feels strongly that the Council look at waiving the fees. Mayor Petersen said some cities have required the school district to pay, but few have collected other than storm drain. He stated that the amount is not significant enough to go through a political battle, and the city is receiving a parking lot.

Councilmember Poll stated that if we justify a way that they are not creating an impact on our infrastructure, it cheapens impact fee structure all together. He said that even though there may not be an immediate impact, there will be more children attending the school eventually.

Matt stated the purpose of impact fees is for future facilities based on the impact of the development. If the city needs to build new facilities then those funds are needed. If we don't collect the impact fees as development goes in, then the city must pull the funds from the general fund. Matt feels we are not asking anything outrageous that would threaten a good partnership.

The work meeting adjourned at 6:01 p.m. Work meeting minutes by Erika Ahlstrom.