

SOUTH WEBER CITY COUNCIL MEETING

DATE OF MEETING: 9 December 2008

TIME COMMENCED: 6: 01p.m.

PLEDGE OF ALLEGIANCE: Councilmember Thomas

PRAYER: Councilmember Poff

PRESENT: **MAYOR** Brent Petersen

COUNCILMEMBERS: Scott Peterson
Michael Poff
David Thomas

CITY MANAGER: Matt Dixon
DEPUTY RECORDER: Emily Thomas

EXCUSED: **COUNCILMEMBERS:** Farrell Poll
Scott Woodbury
CITY RECORDER: Erika Ahlstrom

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: Jim Matsumori, Ruth Malan, Val Petersen, Tim Grubb, Lance Wood, and Tim Rees.

Mayor Petersen excused City Recorder Erika Ahlstrom, and Councilmembers Poll and Woodbury from tonight's meeting.

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

DECLARATION OF CONFLICT OF INTEREST: The council reported no conflict of interest.

CONSENT AGENDA:

- APPROVAL OF 12 NOVEMBER 2008 COUNCIL MEETING MINUTES
- APPROVAL OF 18 NOVEMBER 2008 WORK MEETING MINUTES
- APPROVAL OF 25 NOVEMBER 2008 COUNCIL MEETING MINUTES
- APPROVAL OF 02 DECEMBER 2008 WORK MEETING MINUTES
- WARRANT REGISTER
- 2009 CITY MEETING SCHEDULE

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

Councilmember Peterson moved to open the public hearing for Central Weber Sewer Improvement District Fee Increase/Resolution 08-56 Amendment to Consolidated Fee Schedule Increasing Sewer Fee. Councilmember Poff seconded the motion. Councilmembers Peterson, Poff and Thomas voted yes. The motion carried.

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

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT FEE INCREASE:

Discussion of Rate Increase – Central Weber Sewer Improvement District and George K. Baum & Company: Matt Dixon, City Manager, stated that Central Weber Sewer Improvement District CWSID has been working for the last several years on necessary improvements for the sewer plant. He introduced Lance Wood from Central Weber Sewer and Jim Matsumori from George K. Baum & Co.

Lance Wood, of CWSID, approached the City Council. He explained why they need a treatment plant upgrade and expansion. He said there are new regulations and discharge permit requirements mandated by the Environmental Protection Agency (EPA) and the State of Utah Division of Water Quality. He said an evaluation was performed which includes alternatives and explanations. He said the plan is available for anyone to review.

Mr. Wood explained that all the water used, whether it goes down the sink and pipes or is flushed away, has to pass through the treatment plant and be treated. He said CWSID currently services 170,000 people with over 55,000 connections, which amounts to over 30 million gallons per day processed out of their facility. He said the upgrade and expansion will bring the water up to governmental standards, produce cleaner water, increase efficiency, remove more pollutants, double the current plant capacity, and help create new jobs.

Mr. Wood said the upgrade and expansion will cost approximately \$140M. This upgrade has to take place in order to meet the EPA and State Government standards. He said CWSID currently charges the city \$5 .50 - \$6 per home for water treatment. This charge to the city will double as of January 1, 2009. Mr. Wood stated impact fees, which were established for handling growth, have all but disappeared during this current economic downturn. New connections are limited. Property tax is set at a mill levy of 0.0008. He stated the combination of impact fees and property tax do not cover the cost of this upgrade expansion.

Mr. Wood explained that the cost to the cities is calculated based on 50% on assessed property value and 50% on estimated population, therefore fees charged to the cities vary.

Matt explained that South Weber City will need to increase the sewer assessment fee for each customer by \$5.32 (30% increase residential). The Sewer Fund Expenditures for 2008 are as follows:

<u>Expenditures</u>	<u>2007/2008</u>		<u>\$18/mo</u>
CWSID	\$ 89,260.00	30%	\$ 5.43
O/M	\$ 24,013.6	8%	\$ 1.46
Maint & Supplies	\$ 11,404.61	4%	\$ 0.69
Personnel Services	\$ 98,172.57	33%	\$ 5.97
Services	\$ 72,992.73	25%	\$ 4.44
	\$295,843.59		\$ 18.00

Councilmember Poff asked how much the city is looking at putting in the reserve. Matt said the council received a brief history of the sewer rates going back to 1993 in their packet. He feels this increase will be healthy for the fund and would recommend taking the opportunity to increase the fees. He said we might want to consider doing a rate analysis study on our sewer system. The council was in support of a study. Mr. Matsumori said they are willing to work with the city on the study.

Jim Matsumori, of George K. Baum Company, said he would like to apologize for the lack of information to the new Mayor. He said the bond amount is conservative. They are estimating a 2.5 increase this year and next. He said they are anticipating increases for the next three years.

RESOLUTION 08-56: AMENDMENT TO CONSOLIDATED FEE SCHEDULE

INCREASING SEWER FEE: This resolution will amend the 2008 Consolidated Fee Schedule to include the increase in Sewer Fees. Matt stated in the event that the District’s 2009 final budget and proposed fees to South Weber City are different than those presented in the District’s 2009 tentative budget, the fee shall not be implemented and the rate increase shall be re-addressed in January 2009.

Councilmember Thomas moved to close the public hearing for Central Weber Sewer Improvement District Fee Increase/Resolution 08-56 Amendment to Consolidated Fee Schedule Increasing Sewer Fee. Councilmember Poff seconded the motion. Councilmembers Peterson, Poff and Thomas voted yes. The motion carried.

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

Councilmember Thomas moved to approve Resolution 08-56 amending the consolidated fee schedule to increase the sewer assessment fee for each customer by \$5.32, and the city will look into funding a rate analysis study. Councilmember Peterson seconded the motion. Emily called for the vote. Councilmembers Peterson, Poff and Thomas voted yes. The motion carried.

AUDIT REPORT FISCAL YEAR 2007-2008 – Presented by Tim Rees of Karren, Hendrix, Stagg, Allen & Co.: Matt Dixon, City Manager, said that the audit committee met with Tim Rees last week. Matt felt this was a worthwhile exercise with the committee. Matt said we are in compliance and then turned the time over to Tim Rees. Tim Rees, of Karren, Hendrix, Stagg, Allen & Co., reviewed page 6 of the audit report. He pointed out that building permits are down from last year; however, contributions are up. He stated property taxes and franchise taxes are up. He said overall, expenses did decrease. He then reviewed page 10 which included the Statement of Net Assets and page 19 which included the Statement of Revenues, Expenses, and Changes in Fund Net Assets.

Matt stated as we look into the future and the city bonds for certain capital projects, there would need to be some money in the bank. He said the utilities run like a business and we want to make sure we are generating enough funds. Mr. Rees suggested getting the sewer utility fund built back up. Mr. Rees then reviewed page 35 concerning the Special Revenue Recreation Fund. He stated this was the only department that overspent their budget within the general fund. Matt explained how the Recreation Department went over budget with the Summer Fun Activity. He stated Edd had to hire more youth to help with the increase in children who participated in the Summer Fun Program.

Mr. Rees thanked the city staff. The City Council thanked him for his presentation and attendance.

Councilmember Poff moved to accept the audit report for fiscal year 2007-2008. Councilmember Peterson seconded the motion. Councilmembers Peterson, Poff and Thomas voted yes. The motion carried.

RESOLUTION 08-57: ACCEPTANCE OF DONATION OF PROPERTIES FROM PETERSEN FAMILY TRUST: Matt Dixon, City Manager, stated the Petersen family is proposing to donate two parcels of property to the city. The first is located west of the old Petersen barn and is approximately ¼ acre. The second parcel is a part of the parcel the family wanted to donate for a cemetery and includes approximately 3 acres starting at South Weber Drive and ending just south of the Hill Air Force Base (HAFB) pipe easement on top of the hill.

Matt said he sent the title reports to the city attorney for review and he still has not heard back from him. Matt said the hillside was discussed in the work meeting. The city staff has met with HAFB. Brandon Jones, City Engineer, has reviewed the geotech studies. There are still issues with the geotech studies. He would suggest satisfactory recommendation from the city attorney and city engineer be a condition in the motion.

Councilmember Thomas asked if the city's insurance would cover a slide on the hill. Mayor Petersen stated HAFB would be liable since they have moved dirt around up there. Councilmember Thomas was concerned about governmental immunity. He reviewed the State code and stated the city is not immune.

Councilmember Thomas moved to approve Resolution 08-57 acceptance of donation of properties from the Petersen Family Trust with the condition that there is a satisfactory recommendation from the city attorney and city engineer. If unfavorable, a special meeting will be schedule before December 31, 2008. Councilmember Peterson seconded the motion. Emily called for the vote. Councilmembers Peterson, Poff and Thomas voted yes. The motion carried.

MAYOR'S ITEMS:

Mosquito Abatement Board: Nolan Birt has agreed to accept appointment to the Mosquito Abatement Board.

Planning Commission: The mayor proposes reappointing Tim Grubb to the Planning Commission.

Quarterly Evaluation for City Manager: The mayor has conducted this and will forward the information.

COUNCIL ITEMS:

Councilmember Poff:

Senior Citizen Luncheon: This will be held on Friday, December 12.

Youth Council – Recognizing Christmas Lights: This will take place on Thursday, December 18.

Thanksgiving Meal: The Youth Council provided a meal for a family in South Weber. The mayor delivered it and they were very appreciative.

Councilmember Peterson:

Emergency Preparedness Training: He has a presentation that will help with training neighborhood captains.

Councilmember Thomas:

Davis County School District: He has tried to meet with the school district concerning the bussing of junior high students from South Weber City to Sunset. A meeting was scheduled and the school district cancelled it. He will continue to work on this.

CITY MANAGER ITEMS:

Sales Tax Comparison: Matt has put together a sales tax comparison for the city council to review.

Warrant Register: Matt asked the council to authorize the mayor to approve the next warrant register since there will not be another meeting in December.

Tackle Football Fundraiser: Matt said the recent Tackle Football Fundraiser held on Friday raised \$7,197.01.

ADJOURN: Councilmember Thomas moved to adjourn the City Council meeting at 7:39 p.m. Councilmember Poff seconded the motion. Councilmembers Peterson, Poff and Thomas voted yes. The motion carried.

APPROVED: _____ Date 13 Jan 2009
Mayor: Brent Petersen

Transcriber: Michelle Clark

Attest: _____
City Recorder: Erika J. Ahlstrom

**DECEMBER 9, 2008
WORK/DISCUSSION MEETING PRIOR TO CITY COUNCIL**

The work session commenced at 5:40 p.m.

Those in attendance to the work session were: Mayor Brent Petersen, Councilmembers Scott Peterson, Farrell Poll, Michael Poff (5:55 pm), City Manager Matthew Dixon, Deputy Recorder Emily Thomas.

Mayor Petersen asked if anyone had any issues with the consent agenda. There were none.

Matt reviewed the budgetary cuts contingency plan for fiscal year 2009. While the items to cut have been decided upon and grouped into five separate tiers, the activation triggers have not. Matt reviewed the sales tax comparison chart given to the Council and reported that overall the City is up almost half a percent.

Mayor Petersen suggested that to decide on the activation triggers, we project each month. If the expenses are rising and the revenue is decreasing, it would be at the point those two meet that activates a trigger and thus begins budgetary cuts using the tier system. Matt explained that tier two is half of the equipment purchases – any equipment that costs under \$500. He explained that we could easily freeze the purchase of bigger vehicles as well; however, we are not currently looking to purchase any new vehicles.

Matt explained the difference between Capital Equipment and General Equipment. Capital Equipment are those items that depreciate on the books because the cost of the item is over \$500. General Equipment is any equipment that costs less than \$500 and does not depreciated on the books.

Councilmember Poff arrived at this time (5:55 p.m.).

Mayor Petersen opened the discussion regarding the property donation. Matt explained that staff has looked at the geotech report that Hill Air Force Base provided and does not feel that it contains specific enough information. The City Engineer has contacted the Davis and Weber Counties Canal companies because they have done extensive work in this area. Matt stated he is also waiting for a reply from the City Attorney. Councilmember Peterson stated that the acceptance could be contingent on favorable recommendations from both the City Attorney and City Engineer.

Councilmember Poll left at this time (5:57 p.m.).

Matt stated that if needed a Special Meeting could be called before the next work meeting to approve the property donation. Councilmember Poff asked if the property can be considered for donation after the end of the year. The answer was unknown.

The work meeting adjourned at 6:00 p.m. Work meeting minutes taken by Emily Thomas, Deputy Recorder.