

Work Session
February 19, 2013
6:00 pm

Those present: Mayor Kenneth Romney, Council Members Mark Preece, James Bruhn, Debbie McKean, Ben White (City Engineer), Heidi Voordeckers (City Recorder/Auditor), Steve Maughan (Public Works Director), Blake Anderson (Public Works - Water), Cathy Brightwell (Deputy Recorder), Nathalie Ellingson (Secretary). Council Members Dave Tovey and James Ahlstrom were excused.

Visitors: Kelly Enquist, Doug Lane, Alan Malan, Jason Burningham

The meeting started at 6:13 pm

1. Review of Park Impact Fee Analysis and Plan

Jason Burningham – He spent time with the staff the previous Thursday going over the preliminary analysis, and tonight he was presenting the conclusion. The reason for the analysis is that since 2008 there have been legislative changes and the city needed to get into compliance. They also wanted to create more flexibility in using impact fees within parks, recreation and trails. Rather than looking at the number of acres per thousand in population, they will look at the dollars spent to determine dollars going forward.

The law states that they must look at a short term for planning, so this analysis showed projection through 2018. They determined the service area should be one city-wide area and projected an increase of 218 people by 2018. They identified existing facilities: community parks, neighborhood parks and trails, and listed the existing amenities within these facilities. They then established a cost for the entire amenities pool, including estimated donated value (there were additional costs associated with some land that was donated). They determined the current level of service and then proposed a level of service figured per 1,000 in population, and park improvements figured at per acre. After determining all the fund sources for improvements, and doing a proportionate share analysis, they recommended an impact fee of \$2,096 per household, which is down from \$3,030.

Changes to impact fees require a public hearing, and the ordinance cannot take effect until 90 days after the public hearing. However, when impact fees are coming down, the legislature has authorized the new rate to take effect immediately after the fee is approved by council. There were a few questions regarding possibility of a developer or builder challenging the higher rate and Jason said that in the past it has not been worth the legal fees for the average builder to challenge impact fees. There was also some discussion as to uses of impact fees. The funds must be used for capital items, not maintenance or staff. Some cities use impact fees for their golf courses but the golf course is a user fee driven amenity. RAP taxes should be figured into the plan because there is more flexibility for use, and the impact fees may not generate the amount needed for everything they plan. Also RAP taxes must be used within eight years. Jason suggested using impact fees to enhance amenities at current facilities.

Heidi Voordeckers said the draft will be ready for the meeting March 5 and the public hearing will be held on March 19.

2. Review City Water Source Analysis

Mayor Romney – in light of the failed attempt to drill a new well, he said they should go back to square one and determine the city's water needs and what the options are for short term and long term.

Ben White – provided to council a memo listing the pros and cons of drilling a new well and the pros and cons of buying additional water from Weber Basin. Attached were copies of the memo from May 2010 which justified drilling a new well, the Water Service and Connection Agreement with Holly Oil for fire protection, a spreadsheet of the costs of the city's historic water use by month, and a spreadsheet of cost comparisons between drilling a new well and buying water from Weber Basin.

One of Ben's concerns was that Weber Basin has a rule that if water usage is higher than the peak, there is a significant penalty. The city would be likely to go over the peak during a dry summer. Also, once a contract is entered into, the cost jumps several percentages from one year to the next. If they drill a new well, they would be assured of having water for the city if the water from Weber Basin goes down for any reason such as a natural disaster. Ben stated they could expect a new well to produce for 30 years.

Ben said depending on where they want to be three months from now, they need to decide soon if they want to rent water short term from Weber Basin or try to rehab the old well and use it for the next year or two. He could not guarantee the well would produce after being rehabbed, which would cost \$36,000 or so, but it would still be less expensive than renting water from Weber Basin. Blake Anderson also pointed out that renting water for more than two years automatically becomes a contract. Mayor Romney suggested they try to rehab the well and they can always rent water if the rehab does not work. A new well will take three to five years to complete.

If they decide to drill a new well, Mayor Romney stated he would want to get more research done by an expert. The experience they had with the last attempt showed that they need to rely on a proven well rather than the scientific method, even though a proven well would be more expensive.

The work session ended at 7:25 pm.

MAYOR KENNETH ROMNEY

HEIDI VOORDECKERS (CITY RECORDER)

NATHALIE ELLINGSON (SECRETARY)