

**WORK SESSION TO DISCUSS THE 2018-19 BUDGET  
AND  
IMPACT FEE STUDY  
APRIL 5, 2018  
6:00 PM**

PRESENT:	Tyler Vincent	Mayor
	DJ Bott	Councilmember
	Alden Farr	Councilmember
	Ruth Jensen	Councilmember
	Tom Peterson	Councilmember
	Mark Thompson	Councilmember

ALSO PRESENT:	Mary Kate Christensen	City Recorder
	Paul Larsen	Community Development Director
	Mike Nelsen	Police Chief
	Derek Oyler	Finance Director
	Tyler Pugsley	Public Works Director
	Jason Roberts	City Administrator

**2018-19 BUDGET**

Mr. Oyler explained that this is for the Council to give suggestions on what they would like in the 2018-19 budget.

One of the largest items in the Mayor's proposed budget is upgrades to the northeast substation for \$750,000. The second most expensive project is saving \$400,000 for the waste treatment plant upgrade in 2020. There are three waterline upgrades in the budget and the lower hydro SCADA automation.

Mr. Pugsley came forward and discussed Class C funding. They recently did an analysis on all City roadways and prioritized areas. Class C money can be used for total reconstruction of a roadway, seal coating, chip seal or micro surfacing. All City parking lots are also in need of repair, as well as bridges over the creek. Mr. Pugsley will provide the Council with the results of the study.

Some communities have incorporated a street fee. One or two dollars per month would generate a few hundred thousand dollars. Councilmember Jensen said she would rather raise property taxes than implement a fee.

Councilmember Jensen asked if the Senior Center kitchen expansion is in the Mayor's proposed budget. Mr. Oyler said this was discussed, but it is not currently in the budget. There are other funds that are available for this, such as the Senior Center Trust Fund. Staff felt that these funds should be saved in case of a failure of major equipment. There are two pieces of equipment that are between \$50,000-\$80,000 to replace. Staff didn't feel that they should be replaced at this time because the future of the facility is unknown.

Councilmember Peterson would like to see funding budgeted for security of the Council Chambers and a natural gas power plant. Mr. Oyler said the Council Chamber remodel is in the preliminary budget. There has been money set aside in prior years (\$93,000) for a study on the natural gas power plant. This is still in the utility fund. There has not been any discussion about putting anything in the proposed budget.

There was discussion on whether there should be money budgeted for the small nuclear project. Councilmember Farr suggested budgeting money every year for the next several years for this. If the funds aren't needed, the funds could be used for the natural gas plant. Councilmember Peterson felt that if the

City backs out of the project, someone will buy our shares. Mr. Roberts added that if it goes over \$65/megawatts, the City can get out of the project for nothing.

It was decided the \$93,000 should be moved to the 2018-19 budget for the small nuclear project.

Councilmember Jensen said the City needs to concentrate on aging infrastructure.

### **IMPACT FEES**

Mr. Roberts explained that in order to increase impact fees as discussed in the March 1<sup>st</sup> work session, a public hearing must be held. A decision needs to be made so that notifications can be done for the public hearing.

Councilmember Thompson asked why the proposed storm drain fee is higher than the maximum allowed. Councilmember Peterson suggested getting rid of this portion of impact fees because most of the development will be on the west side and the black slough is close to that development. When a large commercial development wants to come in, 40 cents a square foot of pervious surface becomes a big issue when there is 700,000 square feet pervious surface. It would be a \$350,000 permit fee. Normally they would do some kind of detention basin and get out of the fee, but he felt this hurts economic development. Mr. Roberts said a lot of commercial businesses do a retention or detention basin and get some kind of reduction or eliminate this fee.

Due to time constraints, the Council convened to a regular City Council meeting at 7:02 p.m. The Council returned to the work session at 9:31 p.m.

Councilmember Bott said if the Council approves minimum increases, this discussion will always come up and at some point the City would have to catch up. Mr. Roberts said the City will probably discuss this every 5-10 years. It is a big process to do this. Councilmember Peterson said there is a big push in the legislature to stop impact fees.

Councilmember Jensen felt that impacts fees were needed because there is no infrastructure and if there is enough buildout a new park would be needed. However, there are still single empty lots in the City that will cost over \$15,000 in fees before they even break ground. Fifteen thousand dollars is much easier for a developer than an individual homeowner. Mr. Roberts explained that impact fees are also for payback on existing parks. He did not think a single home builder could be treated differently than a developer. Mr. Christiansen verified that the Utah Code states the methodology has to be the same.

The Council agreed not to implement impacts fees for Police. The maximum amount is \$8.00 and they and staff did not feel that the added paperwork justified that amount.

Councilmember Jensen felt that the proposed parks fees are too high and that a home on a single lot should get an exception or reduction. Councilmember Peterson said families impact parks wherever they live. The general plan states that there are several areas that are park deficient. He would like to see the sports complex developed.

Councilmember Peterson did not think the storm drain fee should continue. He asked what projects the City did with the bond. Mr. Pugsley came forward and said there were two big projects on the north end of town and also the south side. There are still some future detention basins planned throughout the community. One of the biggest issues is a lack of storm drain infrastructure. They are trying to separate storm water from irrigation lines and there are still areas where they are still shared. Mr. Roberts added that he has had several discussions with about ten households that are having issues with flooding at the end of the lines.

Councilmember Peterson suggested adding something on the website that states that the City allows a reduction in impact fees if they do an onsite retention or detention pond. Mr. Pugsley added that the only time they are eligible for a detention credit is when they are oversizing the detention. If they control release to an existing system based on the City's minimum criteria, they do not receive credit. If they build where there is no infrastructure and they are retaining and detaining on site, they will receive a big credit.

Councilmember Peterson said he did not want Brigham City to become a city where no one wants to build because the fees are too high. He suggested reducing park and storm drain fees \$500.

Mr. Roberts suggested having Fred Philpot come back to the Council and address some of the Council's concerns.

### **ADJOURN TO CLOSED SESSION**

A motion to adjourn to a closed session to discuss the sale of property was made by Councilmember Bott, seconded by Councilmember Jensen. A roll call vote was taken with all councilmembers voting aye. The meeting adjourned to a closed session at 10:03 p.m.

*The undersigned duly appointed Recorder for Brigham City Corporation hereby certifies that the foregoing is a true, accurate and complete record of the April 5, 2018 City Council Meeting.*

*Dated this 19th day of April 2018.*

*Mary Kate Christensen*  
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Mary Kate Christensen, Recorder