

Minutes
Work Session - City Council
January 8, 1994

Elected Officials Present: Mayor Marie W. Huff, and Councilmembers Jerald M. Chapple, Kim H. Peterson, Thora L. Shaw, Rex Woodhouse and Clyde A. Swenson.

Staff Members Present: David A. Oyler, City Manager; Richard J. Heap, Public Works Director/City Engineer; Kent R. Clark, Finance Director/Recorder; and Dee Rosenbaum, Public Safety Director/Police Chief.

City Development

The development of the city from the early 1970's to the present was discussed. A discussion was held regarding the present status of each department. The following topics were discussed.

Public Safety - Fire Station

Library - ADA Compliance; Computer will cost an additional \$10,000.

Senior Citizens - Expansion of facility and ADA compliance

Recreation - Expansion of programs, non-resident participation, ballpark property

Public Works - Replacement of old water, sewer and electric lines in town, ensuring adequate substation capacities, substations, the loop, and sewer lines.

Financial Update

Kent provided an update on the financial status of the city. He reviewed where money was invested and how much was in each reserve. A report was given on impact fees collected to date.

East Bench Sewer Capacity and Master Study Plan

Mr. Heap submitted the East Bench Sewer Capacity and Master Plan Study. The study indicates \$2,000,000.00 will be needed to resolve the existing sewer collection problem.

Adjournment

The meeting adjourned at 12:30 pm for lunch.

Re-Convened

The meeting re-convened at 1 pm.

Growth of City -- Options

Options were discussed pertaining to the growth of the city, specifically pertaining to sewer collection. The following were options:

- 1) Stop growth.
- 2) Require developers to pay for the impact of the growth prior to construction of the sewer line.
- 3) Bond for construction of the sewer line.

- 4) Combination of bonding and impact fees.
- 5) Use all reserves and then impact fee to repay reserves.

After reviewing the options, a consensus was reached that the best method would be to use the existing sewer reserve money of \$900,000.00 and to borrow from the water, electric and emergency reserves, the other \$1,000,000.00, in order to finance the construction of this project. An increase from \$500.00 to \$1,500.00 would be made to collect adequate funds through the years to reimburse the reserves. A public hearing for the impact fee will be in conjunction with the budget hearing to be held on February 2, 1994.

Richard Heap was instructed to contact Hall Engineering to obtain a cost estimate for the design of the \$ 1.7 million trunk line. He was also instructed to bid the 900 North 100 East to 900 North 200 West extension and the upgrade at 850 East Canyon Road.

Recreation

A discussion was held concerning the new ballpark property. Mr. Oyler was instructed to continue discussion with Doug Barber regarding the purchase of the said property.

Cemetery

The council discussed the surplus property on the east side of the cemetery. They desire to sell one row of lots facing 600 East and use those funds for improvements at the cemetery. The city would develop the lots and sell them as a developed lot. This will be addressed at the January 19, 1994, council meeting.

Fire Station

The council discussed different locations and alternatives for the new fire station. Mr. Oyler was instructed to approach Glenn Bowen to try solidifying a commitment on his property.

Economic Development

A general discussion was held concerning economic development. Mr. Oyler discussed the commitments made to the industry at the mouth of the canyon. He also recommended that funds loaned from the city to the Redevelopment Agency be earmarked for economic development in the future as the RDA repays the loan.

Storm Drainage

The storm drainage issue was reviewed by Mr. Heap. He indicated that the existing plan on the east side of town needs to be upgraded and that a plan needs to be designed for storm drainage on the west side of town. He will work on this in the upcoming months.

City Development Philosophy

A discussion was held regarding the city's philosophy on development. Concerns as to where development should be allowed or whether development should be restricted were expressed. There was no specific resolution at this time on this issue.

Adjourned

The meeting adjourned at 4:30 pm.