
Agenda
Workshop Meeting
July 8, 2014

Attendance: Mayor Pro-Tem Jeff Turek, Councilmen Garth Nisson, Thad Seegmiller, Kress Staheli, Ron Truman, City Manager Roger Carter, City Attorney Jeff Starkey, Public Works Director Mike Shaw, Assistant Public Works Director Lester Dalton, Police Chief Jim Keith, Fire Chief Brent Hafen, Community Development Director Drew Ellerman, Leisure Services Director Barry Blake, Community Center Director Wendi Bulkley, Aquatics Director Ben Rae, Deputy Recorder Tara Pentz, Audience: Ray Allton, Mari Smith, Greg Sant, Bill Hudson, Terri Kane, Lori Raines, Jim Raines, Darrin LeFevre, Tom Kuhlmann, Ethelyn Humphries, Pam Humphries, Clark Fawcett

Excused: Mayor Kenneth Neilson and Councilman Ronald Truman

Meeting called to order at 6:02 P.M.

1. Approval of the Agenda.

Councilman Seegmiller made a motion to approve the agenda with the removal of Item 2. Councilman Nisson second the motion; which passed with the following roll call vote,

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Mayor Pro-Tem Turek</i>	<i>Aye</i>

2. Discussion and review of proposal by Kids on Ice.

Removed

3. Discussion regarding the strategic plan to resolve future uses for the parcel of ground, located at Main Street and Buena Vista. Councilman Thad Seegmiller

Councilman Seegmiller stated we need to come to some resolution as a Council to what the direction is going to be for this property. There have been inquiries for Washington City to give the land. However, he also has been told there originally was a idea to sell the property which he is fine with as well.

Mayor Pro-Tem Turek stated he agrees this should be decided upon as there have been a couple of individuals who are looking for Washington City to lease the land essentially for no cost. It is appropriate to have a direction at this time, so we can move forward.

Councilman Nisson stated he would like to have it removed from the market until they have a resolution to Exit 11.

Mayor Pro-Tem Turek stated Exit 11 could be a determining factor in the viability of this property.

Councilman Staheli stated we have had a few people interested in purchasing, but the interest is basically to not purchase, but to give the land. He would be more interested in the preservation of the boilers rather than to give the land to Kids on Ice. He would like to see those individuals at least have a chance to get the funding to build the Ecoseum.

Mayor Pro-Tem Turek stated one of the key components to their design is the boilers, which needs to stay with Washington City for maintenance and for irrigation.

Councilman Staheli stated at this point the boiler are in disrepair, and this group could possibly do the maintenance.

Mayor Pro-Tem Turek stated he has had discussions with the group, and they have noted the boilers are the key to their project, so if this water has to be piped in the future, we cannot issue a 100 year lease. Kids on Ice does have some money to purchase the land or at least a portion. His overall concern however, is with the property. There is an interchange that is going to have to go somewhere.

Councilman Seegmiller stated he feels 300 East is the ideal location for the interchange. He would like to suggest relocating the school to the Buena Vista Property in order to put the interchange where is the appropriate location. There are many features he does like from the conservation group, however, he is not as interested in some of the ideas. He would like to see the property cleaned up and maintained.

Mayor Pro-Tem Turek stated the plan calls for this location to be a park, which he would prefer to happen rather than to give to a conservation group.

Councilman Seegmiller stated he would like the property taken off the market. We should not commit this land to anyone at this time. If we want to give a portion of the land to the conservation group that could be a possibility.

Mayor Pro-Tem Turek stated he feels we should not put a private entity on our land as a place of business. It is not the responsibility of the City to give away land.

Public Works Director Mike Shaw stated this proposed interchange is moving at a very fast pace. Once his meeting is complete in the upcoming week, we can then move forward to pick the best site. We should know within the next year the best location for the interchange. However, he

does not feel an elementary school could be placed on Buena Vista because of the traffic.

Councilman Staheli asked how much of the land the interchange could take.

Public Works Director Shaw stated it could possibly split the parcel and take two plus acres.

Mayor Pro-Tem Turek clarified we should put a hold on everything for up to a year to see what the best option for the interchange will be.

Public Works Director Shaw stated it would take a minimum of 6 months up to one year.

City Manager Roger Carter stated the sale of the property was earmarked for paying off the bonds by Council. However, this could be changed if Council feels necessary.

Councilman Staheli asked if Staff is familiar with something like this where the City partners with a private company to beautify the City.

City Manager Carter stated he has not had any direct involvement with something of this nature.

Councilman Staheli stated it is hard to reject the conservation group bringing in some major dollars.

Mayor Pro-Tem Turek stated Kids on Ice is willing to bring in money and pay for the property.

Councilman Staheli stated this is a very unique property so it would be better than place a building.

Mayor Pro-Tem Turek stated to him if we are going to beautify the property it should be built into a park like our plan in order to let all of our residents enjoy.

Councilman Seegmiller stated the boilers is special to us, and a unique area to Washington City. However, springs aren't that rare, and there are many in this area.

Mayor Pro-Tem Turek stated he agrees the boilers should be cleaned up and maintained. However, he does not see our taxpayers seeing any type of return with the Eco-seum, and they are not willing to bring any money to the table.

Councilman Seegmiller clarified the property boundaries for this location.

Mayor Pro-Tem Turek clarified the storm drain location.

Councilman Seegmiller stated he would like to retain the property until decisions are made with regard to the interchange.

Councilman Staheli stated he would like the money, which has been earmarked for the park, to be removed from the budget as well if we are not going to be developing.

City Manager Carter stated this has been part of our Capital Facilities Plan for years.

Leisure Services Director Barry Blake stated it has been part of the plan for many years. It was in the Master Plan in approximately 1991. We even have a conceptual plan for the site.

City Manager Carter asked if this is the next park online once Sullivan Park is done.

Leisure Services Director Blake stated there are other parks before the one at the boilers, but they are not funded by this money. The next one to be funded would be the boilers park.

Councilman Staheli wanted to make sure we are not trying to rush a park, so we cannot work with the Ecoseum, because the Council is split.

Leisure Services Director Blake stated if anything the park should have been built, or very close too. It has been pushed back due to funding.

Councilman Nisson asked what would be the liability of the City if we partnered with a private entity.

City Attorney Starkey stated the biggest liability would be us giving the land and the infrastructure.

City Manager Carter stated we would also have to deed over the land, so they are not exempt from taxes. They also have requested complete infrastructure, along with parking.

Councilman Nisson asked if the water rights would be turned over to them as well.

Councilman Seegmiller stated we are not able to turn over the rights, but they are requesting retaining the same flow of water.

City Attorney Starkey stated by State Law we cannot sell or give away its water rights.

Bill Hudson stated he wanted clarify there would be no capturing of any water. They have changed many things since the original proposal. The boilers would have complete access and there would be no fees. They have looked at some large companies who would be willing to invest money.

Mayor Pro-Tem Turek stated as far as this discussion from tonight what are we looking to achieve.

Councilman Seegmiller stated it is obvious there are differing opinions on how the property should be used. However, he would like to recommend the property not even be for sale or negotiation until such time the interchange has been decided upon.

Councilman Staheli stated he would like to have the City Manager and City Attorney continue working on a development agreement for the property. We have not said no at this time.

Mayor Pro-Tem Turek stated part of the responsibility to our citizens is to look at the return on the property. He does not feel it is appropriate to say we are not willing to look at anything else because they were the first people to approach us. He does not feel we should enter any agreements for the next 6 months.

City Manager Carter stated he will make sure the sign is removed from the property.

**4. Discussion and review of the proposed Stormwater Master Plan and Impact Fee.
Assistant Public Works Director Lester Dalton**

Assistant Public Works Director Lester Dalton reviewed:

Staff has been working with Rosenberg and Associates for close to a year on this Capital Facilities plan. It was brought to a previous workshop meeting, where Staff was given direction to take a more in-depth look into the facilities needed, as well as the funding needed to construct them. With that direction, all projects were looked at in greater detail to assure anticipated needs were met for the given drainage basin. Upon completion of the analysis it became very clear that the drainage basins had significantly different needs, which would require a different approach to the way Impact Fees are assessed. Therefore, Staff is recommending a zonal approach to Impact Fees for stormwater.

The City was divided into 7 major drainage basins, which are anticipated to be under development within in the next 10 years. A different fee is proposed for each of these areas. The areas with lower proposed fees require minimal facilities, due to the fact they are mostly developed with minimal need for upgrades, or there is a solution to the stormwater facility need, which can be attained with minimal cost. Adversely, the areas with higher proposed fees can be attributed to the fact the facilities needed to properly convey stormwater flows are not in place, or will require additional facilities to be installed to convey flows properly. Impact fees would continue to be collected prior to recording the Final Plat. This is due to the fact that the impact to stormwater facilities can be expected as soon as grading of the natural terrain and construction of roadways occurs. These fees would be assessed on a per acre basis. Existing areas of the City, which have already received Final Plat, but have not yet been constructed upon, would be assessed at Building Permit time by way of lot size, including road frontage, and proportionate share of common space.

Mr. Ray Allton reviewed a powerpoint presentation with Council.

City Manager Carter stated part if this discussion is if we should look at this as a standard, or be more specific.

Mayor Pro-Tem Turek stated he would rather not break things out for each area, as it could get pretty problematic.

Assistant Public Works Director Dalton explained the needs are not equal in each area of the City. In Washington Fields the infrastructure for storm drains is dramatically higher.

Councilman Staheli stated this could be considered the same for fees collected for other infrastructure or parks. Those are collected equally throughout the City, regardless of where the

park is being built.

Mayor Pro-Tem Turek stated he feels we are all Washington City residents, and we are in this together, which improves our community as a whole.

Public Works Director Shaw stated this is the directions he gave Staff. Stormwater is completely different than any type of infrastructure. We know where basins are being built specifically, and the actual costs. If there are developments, which retain their entire drainage, there would be no fee.

City Manager Carter stated he understands the collection by area. However, would they be able to use the money specifically by area.

Public Works Director Shaw stated the collection would all go into a fund and as the need arises to build, the money would draw from the fund.

Councilman Staheli stated he is not certain he would be ready to vote on this tomorrow evening. This is something very different than anything he has seen before. He appreciates Staff working through this, as he recalls Council gave the direction. However, he now is just not sure it will be the best way to do the fee.

Public Works Director Shaw commented this will also help with the leapfrog development because it will cost more to develop further out.

Councilman Seegmiller asked what this does to projects that are already done.

Public Works Director Shaw stated they have already paid their fees, so they would not be required to pay additional. If the lots are not built upon, they would be required to pay the additional amount at the time of building permit.

5. Discussion and review of the proposed Public Safety Capital Facility Plan and Impact Fee. Police Chief Jim Keith

City Manager Carter stated we have had a very old impact fee for the public safety department. There we have had Sunrise Engineering put together a new plan. This is a work item only to collect Council input. If Council is comfortable with the plan, we can begin our 30 day posting and move forward for the public hearing.

Steve Hall with Sunrise Engineering reviewed a powerpoint presentation with Council.

City Manager Carter clarified with this proposal there would be an increase of \$350 from the current impact fee. We would like to see if Council is comfortable enough with this proposal in order to begin the public hearing portion.

Mayor Pro-Tem Turek stated with no Council objection, he would like to have Staff move forward.

6 Discussion and review of the proposed amendment to the Master Fee Schedule regarding the Community Center Fees. Community Center Director Wendi Bulkley

Community Center Director Wendi Bulkley reviewed:

The following is a list of proposed changes to the Master Fee Schedule:

- **Punch Passes:** Combine Single Activity and Full Facility Punch Passes into one Full Facility Punch Pass. Currently, 90% of sales are for the Single Activity Pass and we do not monitor usage once they pass the front desk. Therefore, it makes sense to combine the passes at a price of \$75, which would increase revenue \$1000 based on 2013 numbers.
- **Daily Entrance Fee:** Combine the 12 Daily Entrance Fees into one Daily Entrance fee to speed lines and create ease for staff in managing daily visitors. Of the 12 passes, only 4 are regularly used. A flat \$5 Daily Entrance Fee would increase revenue \$4000 based on 2013 numbers.
- **Monthly Passes:** Combine the Youth, Senior, and College Student into one pass. Adult Individual and Senior Couple Passes become the same price. Consistently charge \$5 more for non-resident than resident passes. Adjustments would result in a \$750 decrease in revenue based on 2013 numbers.
- **Annual Memberships:** Combine the Youth, Senior, and College Student into one pass. Adult Individual and Senior Couple Passes become the same price. Decrease non-resident rates to put them more in line with State averages for public facilities. Adjustments would result in a \$1250 decrease in revenue based on 2013 numbers if no additional passes were purchased based on the reduced price.

Community Center Director Bulkley stated she feels lowering the non-resident fee will bring up the number of membership, because we find the majority of those memberships are only purchased on a lower priced promotion. They are having to use programing and events to offset the costs of the community center, but bringing these fees down will also help with those costs.

Mayor Pro-Tem Turek commented we need to focus on the fact this is a Community Center, and we want it to remain a family friendly facility.

Councilman Seegmiller stated he understand in the past we have looked to Lehi for their rates, due to the similarity of the facilities. However, he feels Lehi should be given less weight based on the community and surrounding areas. They are a much larger City with large surrounding areas.

City Manager Carter stated Lehi revenue nearly doubles based on their population base.

Councilman Seegmiller stated his comments from individuals who previously had memberships and no longer maintain them is because they feel it is too expensive. However, they do still feel the Community Center is an added value to our area.

Council discussed the possibility of lowering the rates further, as they feel it is too expensive for residents in Washington City.

Mayor Pro-Tem Turek asked if they were interested in Staff making adjustments prior to the

meeting tomorrow evening.

Councilman Seegmiller stated ultimately his concern is to make certain the center is affordable to the community it was built for.

7 Discussion of Fire District. Mayor Bruce Densley, Virgin Town

Fire Chief Brent Hafen reviewed briefly the prior discussions of having a joint fire station with Hurricane City for the Coral Canyon area. He then reviewed a powerpoint presentation with Council.

Fire Chief Kuhlman reviewed a powerpoint for the Hurricane City Fire Department.

Mayor Pro-Tem Turek asked if Hurricane has pulled out of the district.

Fire Chief Kuhlman stated they have an Interlocal Agreement, operationally there is no difference the only thing that has changed is where the money comes from.

Councilman Seegmiller asked if a station was built who would own the station.

Fire Chief Kuhlman stated the district would own the station. He explained the details of creating a district, which included having political representative, and the funding. If there is an interest in combined stations or an interest in forming a district, he would be willing to collect data for anywhere on the spectrum.

Mayor Pro-Tem Turek stated it would be a good idea to have a combined station. It makes no sense to have to separate stations so close to each other. Beyond this point, he would not necessarily be inclined without much additional information. He would prefer a combined building, and have separate apparatus. He is not necessarily in favor of creating districts.

Councilman Seegmiller stated there is definitely enough information to collect data for a joint building. However, he is in agreement with Mayor Pro-Tem Turek with the regard to having a district.

Fire Chief Kuhlman stated he would like to get a group together from both areas to start some discussions.

Councilman Seegmiller stated he would be happy to be on the group.

Mayor Pro-Tem Turek noted the Washington City Representatives would consist of Councilman Seegmiller, City Manager Carter, along with Fire Chief Hafen.

8 Discussion of Suntran routing recommendation. City Manager Roger Carter

City Manager Roger Carter reviewed the proposed routing options with Council.

Councilman Staheli asked if there was any thought to reverse the route to have right hand turns

as opposed to left hand turns. There was an analysis done by Fedex, which shows that right hand turns are much more efficient.

City Manager Carter stated he does not have a concern with reversing the route. He explained it has to be a 40 minute loop in order to meet up with the transfer bus at Deseret Industries.

Council discussed the route options.

9. Discussion and review of Development Agreement for property located approximately 2000 South and Washington Fields Road. Community Development Director Drew Ellerman

Community Development Director Drew Ellerman reviewed photos of different building options with Council.

City Attorney Jeff Starkey directed Council to note the items they were in favor of with regard to the drawings.

Council discussed the renderings.

Councilman Seegmiller stated he would like to define specific designs and standards.

Community Development Director Ellerman commented it is going to be difficult to have something blend with the surroundings when you have tuscan style homes as well as being in a country type area.

Greg Whitehead commented he would like to know how much the Council is going to dictate the building, as in, colors, materials, along with every item.

Councilman Turek stated his concern is more of the location on the property rather than the design.

Councilman Staheli stated he does not have to dictate every single part of the design. However, he wants to be assured this is going to look like it belongs.

Mr. Whitehead stated he is in agreement. He wants the building to look nice, and fit in with the surroundings. He plans to have places to sit with grass.

City Attorney Starkey explained if there is a development agreement for this parcel, even if Council directs a very minimal amount of items, they do need to be locked in.

Council discussed what the standard they would like to have in the Washington Fields area with regard to commercial.

Mr. Whitehead asked if there would be anyway to move forward with this tomorrow. He is worried he will lose the property if it is tabled again.

City Attorney Starkey stated he would be happy to get something ready for tomorrow night, but he has to have some type of guidelines from the Council.

10. Adjournment

Councilman Seegmiller made a motion to adjourn the meeting. Councilman Nisson seconded the motion; which passed with the following roll call vote,

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Mayor Pro-Tem Turek</i>	<i>Aye</i>

Meeting adourned at 10:03 P.M.

Passed and approved this 13th day of August 2014.



Washington City

Attest by:

Danice B. Bulloch
 Danice B. Bulloch, CMC
 City Recorder

Kenneth F. Neilson
 Kenneth F. Neilson, Mayor

