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Agenda  
Workshop Meeting  
October 7, 2014

Attendance: Mayor Pro-tem Jeff Turek, Councilmen Garth Nisson, Kress Staheli, City Manager Roger Carter, City Attorney Jeff Starkey, HR Director Ruth Holyoak, Public Works Director Mike Shaw, Assistance Public Works Director Lester Dalton, Leisure Service Director Barry Blake, Police Chief Jim Keith, City Recorder Danice Bulloch, Audience: Ray Allton

Meeting commenced: 6:00 P.M.

Excused: Mayor Kenneth Neilson and Councilman Ronald Truman

**1. Approval of the Agenda.**

*Councilman Staheli made a motion to approve the agenda. Councilman Nisson seconded the motion; which passed with the following roll call vote:*

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

**2. Review of the board audit report.**

*None*

**3. Introduction of County Commission Candidate Paul VanDam.**

County Commission Candidate Paul VanDam reviewed his political history as a Democrat along with his interests in the community. He explained his vision for how he would like our area to grow, as well as making sure Vision Dixie continues. He also expressed his concerns with the Lake Powell Pipeline and the cost involved.

**4. Discussion and review of the Washington City Employee Handbook to meet State and Federal regulations. HR Director Ruth Holyoak**

Human Resource Director Ruth Holyoak reviewed the changes to the Employee Handbook as recommended by Council at the previous meeting. In addition, paragraph two has been

removed from the Social Media Policy, and excerpts have been integrated into the rest of the document as bullet points.

Councilman Staheli clarified the hours able to work by the part-time employees.

Human Resource Director Holyoak stated we have an internal policy, which allows part-time employees up to 25 hours per week. At this amount, we are under the maximum allowed by federal guidelines for part-time status.

Mayor Pro-Tem Turek thanked Staff for all of their efforts in getting the Employee Handbook in compliance with Federal Guidelines.

**5. Discussion regarding possibility of downtown curb & gutter to address stormwater.  
City Manager Roger Carter**

City Manager Roger Carter asked if Council would be interested in moving forward with this item. If so, he would recommend holding an open house with the downtown residents. He would also note along with curb and gutter, the request would include stormwater and irrigation in the downtown area.

Councilman Staheli stated he recently talked with an individual who resides in Gilbert, Arizona. He stated they recently incurred a 1,000 year flood. They visited about curb, gutter and sidewalk, which is the main travel area for excessive water.

Public Works Director Mike Shaw explained curb and gutter are imperative in directing water. If you notice the worst areas of flooding have been in the older downtown area, where we are lacking curb, gutter, and sidewalk. He then reviewed the plans with Council.

Councilman Staheli asked how much time is allowed for repayment.

Public Works Director Shaw stated Council can determine the time frame for repayment by the residents.

Councilman Nisson asked if the irrigation could remain as it is.

Public Works Director Shaw stated the irrigation would have to be included in the assessment. There is a possibility some of the irrigation could remain as it is, but it would be necessary to make some changes.

Councilman Staheli asked how the costs would be handled for lots on a corner.

City Manager Carter noted corner lots would be a bit more difficult due to the requirement for improvements on a double frontage. In the past they have set up a formula with a portion of the additional frontage rolling in to the overall cost of the project.

Council and Staff discussed the previous storms and amount of water, which could be carried in

the storm drain.

Public Works Director Shaw stated this is a very generally estimate on costs. If Council decides to move forward with an SID, then the calculations would be much more accurate.

Councilman Nisson asked if Exit 11 were to be constructed, how many lanes would it be, and how would it affect this proposal.

Public Works Director Shaw stated it would most likely be 5 lanes. Washington City would be responsible for any work done on Main Street, which means we would build Main Street to its full width now, rather than having to reconstruct at a later date.

City Manager Carter stated they are actually no longer called SIDs but rather SAA (Special Assessment Areas).

Councilman Staheli asked what difference would it have made to homeowners if the curb, gutter, and sidewalk had been built.

Public Works Director Shaw stated it probably would not have made as much of a difference this past year, because of the volume of rain in such a short time period. However, in the year prior it would have made a lot of difference to to homes who got flooded.

City Manager Carter stated it will be interesting to see how the citizens feel about this proposal.

Councilman Nisson stated he does not feel most residents will be in favor.

Mayor Pro-Tem Turek stated he suspects the same. However, this will give the residents a chance to control their own destiny. We can give them this option, which will be funded better because of our assistance, and if they refuse, and continue to get flooded, then we have tried.

Public Works Director Shaw reviewed a map with costs to Council.

City Manager Carter commented the improvements would add value to the homes.

Public Works Director Shaw noted Ivins City has recently went through a SAA, and many of the residents were very opposed. However, not the project is complete, they have received a lot of positive feedback.

Council discussed the possibility and citizen reactions of a SAA in the downtown.

#### **6. Discussion and review of Stormwater Capital Facilities Plan and modified Impact Fee. Assistant Public Works Director Lester Dalton**

Assistant Public Works Director Lester Dalton reviewed the modified impact fee along with the history of the detention basin at Stucki Farms and how this affects the Stormwater Plan. A property impact fee needs to be put in place regardless of a potential development agreement with the developer of Stucki Farms.

Mayor Pro-Tem Turek asked what would be the most appropriate way to handle the development agreement.

City Attorney Starkey explained we would need to be specific on the guidelines.

Staff and Council discussed the current impact fees and how they are calculated. Everything is paid at the time of the platted subdivision. The only time fees are collected at the building permit would be if they are an existing lot.

Council and staff then discussed the projects, which could be built using the stormwater impact fees, as well as, the drainage at the Turner Turf Farm area.

Public Works Director Shaw explained there was a significant amount of stormwater coming off the turf farm. The farm itself was the major cause of the problems. They use clay for the sod, which has already absorbed a lot of water. The ground is already saturated, and will not absorb during an event like those we have had.

Mayor Pro-Tem Turek stated we need to do whatever possible to take the edge off the problem. If we need to upsize the pipe, then it should be done.

Public Works Director Shaw stated every time the pipe is upsized, the user fees need to be increased.

Mayor Pro-Tem Turek asked if the Springhill drainage affected the flooding at Turner Turf Farm.

Public Works Director Shaw reviewed the drainage problems at the Springhill Subdivision. In addition, Turner Turf development has zero drainage being addressed.

Assistant Public Works Director Dalton noted the Stormwater Plan and Impact Fee is on the agenda for consideration of approval on October 22nd. If Council has any additional questions they would like addressed prior to the meeting, please do not hesitate to contact him.

## **7 Discussion and review of Impact Fees for Washington City and surrounding areas.**

City Manager Carter reviewed Impact Fees for areas surrounding Washington City.

Councilman Nisson asked why Cedar City impact fees are so much less overall.

Mayor Pro-Tem Turek stated their property taxes are substantially higher. St. George City has such a large tax base, they use their General Fund to subsidize many of their projects.

Councilman Staheli noted Washington City is definitely building a larger amount of roads because of the sprawl.

City Manager Carter stated Hurricane City does not have a storm drain system at this time.

Public Works Director Shaw stated Hurricane and Cedar City are not part of the MS 4 requirement. They are not required to do what Washington City does, because they are not considered part of the urbanized area. Our fees might be a little on the high side, but we offer many amenities in our community. The residents are willing to pay more to live here because we are a place of choice.

Mayor Pro-Tem Turek agreed our community has quality projects and roads. We have the types of lifestyle residents enjoy.

City Manager Carter stated as long as the homeowners want to live here, the contractors are going to continue to build. This is not going to be affected as much by the impact fees as one would believe.

Councilman Staheli stated he certainly hopes the impact fees will not impact the building permits, and we will continue to grow.

Public Works Director Shaw stated he would try to keep this impact fee current for Council.

#### **8. Discussion with regard to the Sullivan Park Bond. City Manager Roger Carter**

City Manager Carter stated we have an opportunity to finish building out the Sullivan Park. He reviewed the financial information with regard to available funds and bond information. There would be an overall savings due to the very low interest rate and the lower construction costs at this time. This item has been placed on the regular meeting tomorrow for consideration of approval by Council.

Staff and Council reviewed the number of building permits issued and the projections for future projects.

Leisure Services Director Barry Blake reviewed the proposed RAP Tax with Council, along with the potential uses for this money.

Councilman Staheli commented he loves the idea of completing the Sullivan Park. However, what would happen if we do not get enough building permits to cover the payments.

Councilman Turek stated we do have a surplus of funds because of our investments, and with the amount of money we are saving on interest for the bonds we are replacing there should not be an issue.

Councilman Nisson asked what the project includes.

Leisure Services Director Blake reviewed the Sullivan Park layout with Council.

Councilman Staheli asked if the plan is for artificial turf.

Leisure Services Director Blake stated they will be using real grass. Unfortunately, when

artificial turf has to be replaced, the impact fees cannot be used for this. The cost is so great for artificial, it makes sense to use grass.

Councilman Turek commented in the summer the artificial grass get so hot in our area, it is almost impossible to use.

Councilman Staheli asked how long the project would take to complete.

Leisure Services Director Blake stated the fields could potentially be used by next fall.

It was the consensus of Council to move forward with setting the parameters and public hearing dates for the completion of Sullivan Park.

#### **9. Discussion regarding Public Safety Building Bonding. City Manager Roger Carter**

City Manager Carter Roger Carter stated the CIB has stopped funding. He has been looking at some market rates. He has been looking at lease revenue bonds, which are a slightly higher interest rate. The other options is a sales tax revenue bond.

Councilman Staheli asked why we would we need a sales tax revenue bond when building would be paid with impact fees.

City Manager Carter stated the sales tax revenue bond would be for backing of the money. If Council would prefer not using the sales tax bond, the lease revenue bond is not going to be significantly higher. He explained the terms of bonds and presentation and bidding process.

Councilman Staheli asked who would be doing the bonding for the Sullivan Park.

City Manager Carter stated State Bank of Southern Utah is going to do the bond, and the interest is so great, it cannot be beat.

Councilman Staheli commented you would think a Police Station would get a lower rate than an park.

City Manager Carter stated the reason for the rate difference is the life of the bond. The Park Bond would be a 7 year bond as opposed to a 20 year bond for the Police Station.

Council discussed the options for locating the Police Station.

City Manager Carter stated the recommendation of our financial advisor would be to obtain a revenue bond over sales tax bonds. In the next few weeks, Staff will be working with JRC Architecture to come before the Council to review building elevations. We are getting soils and engineering done, and would like to have the Council do site visits on some of these designs.

Councilman Turek recommend taking the financial advisor advice with regard to the appropriate bonding.

**10. Adjournment**

*Councilman Nisson made a motion to adjourn the meeting. Councilman Staheli seconded the motion; which passed with the following role call vote:*

*Councilman Nisson                      Aye*  
*Councilman Staheli                    Aye*  
*Mayor Pro-Tem Turek                Aye*

*Meeting adjourned at 8:20 P.M.*

Passed and approved this 25th day of November 2014.



Attest by:

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

Washington City

*Kenneth F. Neilson*  
Kenneth F. Neilson, Mayor

