

SOUTH WEBER CITY COUNCIL AGENDA

PUBLIC NOTICE is hereby given that the City Council of SOUTH WEBER CITY, Davis County, Utah, will meet in a regular public meeting on **TUESDAY, 19 APRIL 2016** at the City Council Chambers located at 1600 E South Weber Dr., South Weber, UT. Meeting time will commence at **4:00 p.m.**

PUBLIC WORK MEETING:

4:00 p.m.

1. CONSENT AGENDA:

- Approval of April 12, 2016 City Council Meeting Minutes
- Approval of April 12, 2016 City Council Work Meeting Minutes

4:02 p.m.

2. APPROVALS:

- a. Ordinance 16-05 Powers and Duties

4:15 p.m.

2. DISCUSSION:

- a. Presentation Analysis of the City's Impact Fees

4:30 p.m.

3. CITY COUNCIL REPORT(S) ON DESIGNATED RESPONSIBILITIES

5:00 p.m.

4. ADJOURN

THE UNDERSIGNED DULY APPOINTED CITY RECORDER FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED, EMAILED, FAXED OR POSTED TO:

CITY OFFICE BUILDING
CITY WEBSITE www.southwebercity.com

EACH MEMBER OF THE GOVERNING BODY
THOSE LISTED ON THE AGENDA

UTAH PUBLIC NOTICE WEBSITE www.pmn.utah.gov

DATE: April 14, 2016

CITY RECORDER: Elyse Greiner

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING SPECIAL ACCOMMODATIONS DURING THIS MEETING SHOULD NOTIFY SOUTH WEBER CITY, 1600 EAST SOUTH WEBER DRIVE, SOUTH WEBER, UTAH 84405 (801-479-3177)

Agenda times are approximate and may be moved in order, sequence and time to meet the needs of the Council

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 12 April 2016

TIME COMMENCED: 6:04 p.m.

PRESENT: MAYOR:

Tammy Long

COUNCILMEMBERS:

Scott Casas
Kent Hyer
Marlene Poore
Merv Taylor
Jo Sjoblom

CITY RECORDER:

Elyse Greiner

CITY TREASURER:

Paul Laprevote

CITY MANAGER:

Tom Smith

Transcriber: Minutes transcribed by Michelle Clark

VISITORS: Doug Ahlstrom, Wayne Winsor, Michael Poff, Ryan Cain, Dax Larsen, Jax Nilsson, Casey Dygert, Adam Zick, Kaleb Zick, Kegan Zick, and Deidre Zick.

Mayor Long called the meeting to order and welcomed those in attendance as well as Troop #333.

PLEDGE OF ALLEGIANCE: Council Member Casas

PRAYER: Council Member Taylor

AGENDA: Council Member Hyer moved to approve the agenda as written. Council Member Sjoblom seconded the motion. The Council voted all in favor. The motion carried.

CONFLICT OF INTEREST: None

CONSENT AGENDA:

- ◆ Approval of March 15, 2016 City Council Work Meeting Minutes
- ◆ Approval of March 22, 2015 City Council Work Meeting Minutes
- ◆ Approval of March 22, 2015 City Council Meeting Minutes
- ◆ March 2016 Check Register

Council Member Taylor moved to approve the consent agenda. Council Member Casas seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Poore, Taylor, and Sjoblom voted yes. The motion carried.

ACTION ON:**Ordinance 16-05 Amending 1.08.040 (J) Powers and Duties:**

The City Manager would like to assign the duties of Assistant City Manager to someone other than the City Recorder (as current ordinance reads). This change would allow flexibility for the City Manager to designate any individual to fill the role. The amendment is as follows:

J. In the manager's temporary absence, the manager shall designate an individual who shall be empowered to ~~city recorder~~ shall exercise the powers and perform the duties of the manager.

Council Member Taylor moved to table Ordinance 16-05 amending 1.08.040 until it can be discussed further at the next work meeting. Council Member Hyer seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Poore, Taylor, and Sjoblom voted yes. The motion carried.

Ordinance 16-06 Amending 4.02 Nuisances: Tom said the amendments update the City Code to more closely align with State Code. The amendment also helps in the preparation for the hiring of a part-time code enforcement officer by making the language more encompassing and precise. He said Doug Ahlstrom, City Attorney, has reviewed the amendments. Discussion took place regarding violations being circumstantial. Doug Ahlstrom said notice procedures can be found in 4.02. Tom said 4.02 addresses the duty to maintain and then later on the code discusses ways to correct. Doug Ahlstrom discussed when weeds are 6" tall then they need to be removed. He said that is the standard in most cities. He said this ordinance sets a standard for the code enforcer. Tom said he met with the prosecutor concerning this being enforceable. The Council discussed the paragraph concerning dust. There was some concern as to how to handle this with the gravel pits in the City.

Council Member Casas suggested meeting with the Council this spring concerning dust mitigation.

Council Member Hyer moved to approve Ordinance 16-06 amending 4.02 Nuisances as written. Council Member Sjoblom seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Poore, and Sjoblom voted yes. Council Member Taylor abstained. The motion carried.

DISCUSSION ITEMS (possible action):

Vehicle Replacement Plan: Tom explained that in a prior meeting Council Member Poore conducted research concerning a vehicle replacement plan. It was decided to go with Option #2 which includes: (1) 2013 Chevrolet, (2) 2014 Dodge Ram 2500 (with plows), lease (2) 2017 (smaller trucks, i.e. F150) for \$2,500 per year. The total 1st year cost would be \$61,250.00. Council Member Poore stated the goal is to purchase lease trucks to phase toward a 10 year rotation. Tom cautioned against a 10 year lease verses a 5 year lease. Council Member Casas is in favor of the 10 year rotation. Tom would like a little bit of time for more analysis.

5 Eagle Scout Projects; Digital Sign along 475 West of South Weber Dr.: Council Member Sjoblom said there are five scouts who would like to do an Eagle Scout project for a digital

Jax Nilsson, 1821 Kay Lane, said he is trying to get approval and working to design a sign. He will be working with Yesco Sign Company. He will be overseeing some of the safety hazards as well. He would like to get approval and help with the funding. He will also work with the City Council in approval of the design.

Council Member Sjoblom said we want to do signs at each end of the City that are comparable to each other. Council Member Hyer asked about the time frame. Jax said they would like to complete the project the end of this summer.

Dax Larsen, 1733 E. 7510 S., said he will be working on the engineering process including structural size, etc. He is also working on the procurement process. He will approach companies concerning purchase of materials. He will provide a list of costs of the materials before any item is purchased. He will also pick up and move the materials to the location.

Kaleb Zick, 6785 Firth Farm Rd, said he will be doing the manufacturing part of the project. He will work as a team with Yesco and go through the safety production. He will meet with the safety manager before they start the project.

Kegan Zick, 6785 Firth Farm Rd., said he will be doing the lighting and electrical system. He said he is good with his hands and can learn to do his part. He will be working as a supervisor and will help with all the parts. He will receive the approved plans from the City and taking Scouts to Yesco shop to set up the electrical system.

Casey Dygert, 1742 E. 7600 S., said he will be in charge of installation of the sign. He will organize two Saturdays for installation including digging the holes, pouring the concrete, and setting anchor bolts. He will also make sure there is a sign inspection completed.

Ryan Cain, 7444 S. 1740 E., said he is the varsity coach for these scouts. He is also a sales manager for Yesco. He said the boys have all expressed interest in being a part of this project. He has helped the boys break this project down into five different components. He said each boy will need to get signed off by the Council on their part of the project. He has enlisted help from employees and professionals from Yesco to volunteer with the project. He said Yesco will offer some engineering services. He said the boys will be driving this project. He said depending on the design; Yesco can offer some of their equipment.

Council Member Taylor asked about funding. Dax said he is willing to do a fundraiser to get some materials funded. Ryan anticipates the sign will cost approximately \$5,000. Council Member Sjoblom asked if they have looked into procuring a location. Ryan said they have not. He said that is something Dax needs to look into. Doug Ahlstrom suggested contacting UDOT concerning property along 475 East. Ryan said it depends on the budget as to whether or not the sign will be solar. He said solar is not capable of handling a message center.

Council Member Casas addressed each of the scouts and the leader and said he is extremely excited about this project and as a member of the Council he will help support them. He feels

this will be a great benefit to the City. Council Member Sjoblom complimented the scouts on their organization and spreading out the duties.

Council Member Hyer said the first step is to look at location. He said there are future plans for a new road in 475 E. area which will affect the location. He brought up the idea of doing a central city sign in front of the City Office.

Tom said he would support the scouts and recommended the City Office location be the priority if they want to get going soon. He said there may be funds available in the capital projects fund. Ryan said he wouldn't warrantee the sign through Yesco; however, discussion can take place concerning that. Tom asked about the scouts doing the construction and whether or not Yesco will have their contractors there. Ryan said, "Yes." Tom said the City may entertain some possibility of matching funds from fundraisers. Council Member Sjoblom said if the sign is installed at the City Office, she would suggest not putting up the message center. Ryan said he has a used sign in the shop right now that might work for the City. He then explained message centers and said it is worth doing the homework to get the right one. Council Member Taylor asked if the Council can receive pictures of the sign. He also suggested putting a plaque on the sign with the names of the scouts.

Council Member Casas suggested installing the message center across the street of City Hall by the well shed. He said the pump house has power and is located on City property. He said to speed up the project, he would propose this location. Council Member Hyer suggested looking into both locations. The Council was in agreement that a sign across the street from City Hall would be more visible for residents than in front of City Hall. It was suggested that Jax present a proposal to the Council at the first meeting in May.

Amend General Plan Projected Land Use Map: Tom said this item is to discuss rezoning Agriculture property in the City to Commercial to allow for increased economic development. He said property values and property tax will go up. He said there are easements on the property. He said this will bring in an alternate source of revenue. He said right now there is no plan for the future of these properties. Council Member Casas is concerned about some property owners who want their property in the green belt. He is interested in zoning the City's property located by the apartments that is currently in the T-1 Zone to Commercial. He said all the areas Tom has identified for commercial are great areas. Tom said this would need to be presented to the Planning Commission because they are the land use authority. He said this is an item that he brought up for discussion to see if the Council is interested in moving forward. Council Member Hyer is concerned about the City taking the initiative and putting that upon people when it is their land and they should be able to choose what they want to do with it. He doesn't want to impose somebody's rights. Council Member Casas said there are three parcels on the map that would be changed from Agricultural to Commercial. One property is the Stephens property, Gordon Frisbey property, and the City owned property by the apartments. He said both properties are not adjacent to a single resident. He feels it is worth doing.

Council Member Casas moved to go forward in making a presentation to the Planning Commission to amend the general plan projected land use map for commercial zoning. Council Member Poore seconded the motion. Elyse called for a roll call vote. Council Members Casas, Poore, and Sjoblom voted yes. Council Member Hyer and Taylor voted no. The motion carried 3 to 2.

PUBLIC COMMENTS:

Michael Poff, 6591 S. 475 E., suggested adding a mitigation plan with the general plan if it's amended. He would suggest a water rate increase with the budget. He said the City is still paying the same amount on water whether he conserves water or not.

CITY COUNCIL ITEMS:**Council Member Casas:**

Weber Basin Meeting: Council Member Casas and Poore met with Weber Basin to discuss a new water tank for the City. Council Member Poore said they did give them a code based on cities charging actual usage. Tom discussed the option to charge residents according to size of the meter. Council Member Poore doesn't want to put this off while waiting for the Capital Facilities Plan to be completed. Council Member Hyer said as new development comes in; an impact fee needs to be assigned. Tom said a good standard plan for cities is to conduct a Capital Facilities Plan every ten years. He said the plan will project how much water will be used in the future. Discussion took place regarding charging for usage soon and not waiting until the CFP is completed. Tom said he is concerned about charging a rate based upon what the Council is saying and how is that rate justified.

Council Member Hyer:

Country Fair Days Committee: A meeting will take place tonight to discuss the budget for Country Fair Days.

Council Member Taylor:

Status with Nix Construction and Owen & Marie Cash: Council Member Casa said he stopped at their home twice a while back and he hasn't been back. He did meet with Stephanie Nix. He said there isn't a resolution yet. Council Member Hyer suggested meeting with Owen and Marie Cash and Mr. Parrish. Tom recommended that the City show them that we are doing something and hopefully put it to rest. Council Member Hyer said if Nix would be willing to make some concessions, the residents may feel a little bit better. Council Member Taylor asked about the issue brought up about Nix Construction being taxed as a resident and not a commercial business. Tom said he hasn't looked into that. It was decided that Tom will set up a meeting with all parties.

Geneva Rock: He met with Geneva Rock concerning the installation of a sidewalk from the pit. They are not interested in installing one.

CITY MANAGER ITEMS:

Department of Environmental Quality: Tom reported the City Shop is in violation of salt storage. Council Member Casas proposed using \$50,000 for a salt storage barn.

Proposal from 4-H Wild Things: Tom said the City received a proposal from 4-H Wild Things for a conditional use permit to use Central Park for a farmer’s market.

ADJOURNED:

Council Member Sjoblom moved to adjourn the meeting at 8:04 p.m. Council Member Taylor seconded the motion. Council Members Casas, Hyer, Poore, Sjoblom, and Taylor voted yes. The motion carried.

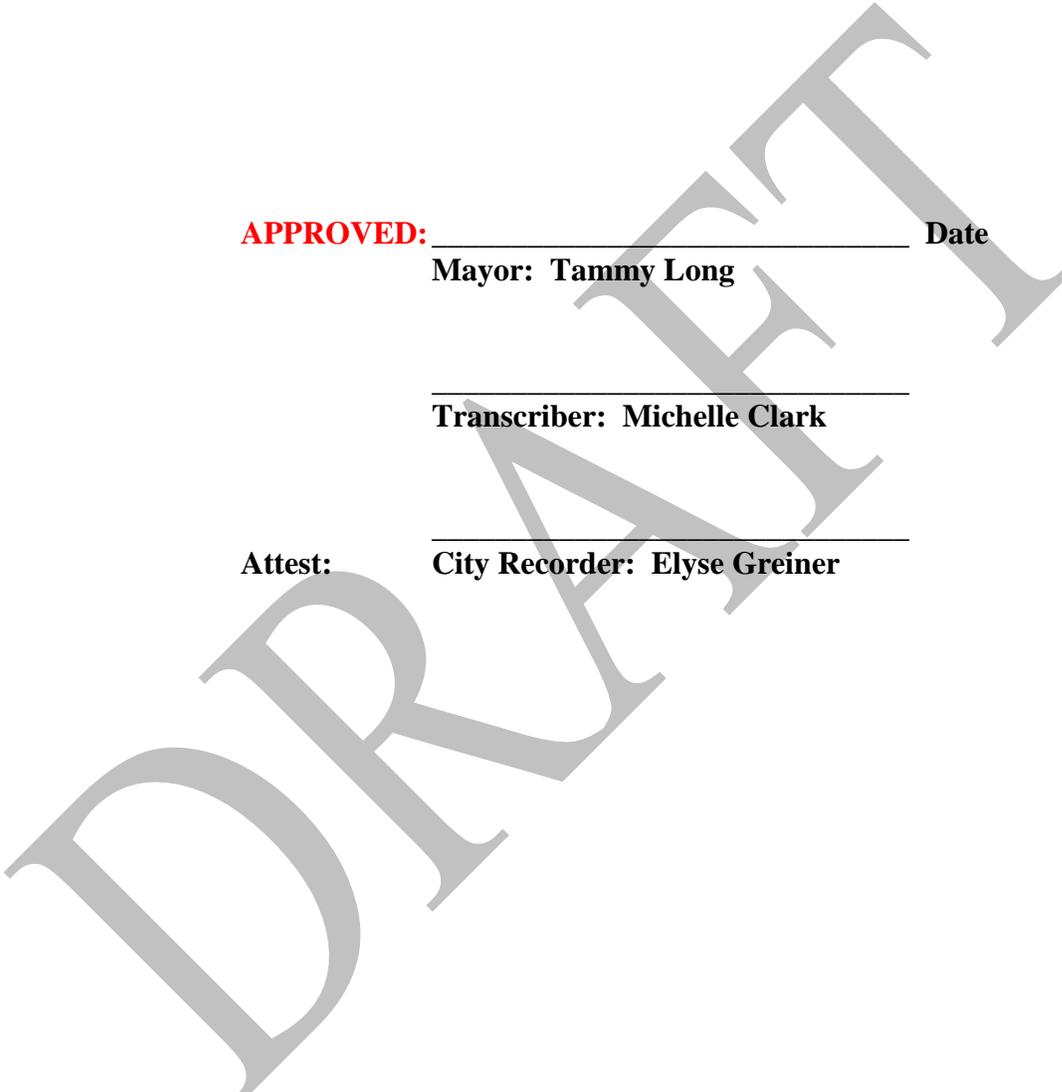
APPROVED: _____ Date

Mayor: Tammy Long

Transcriber: Michelle Clark

Attest:

City Recorder: Elyse Greiner



SOUTH WEBER CITY COUNCIL WORK MEETING

DATE OF MEETING: 12 April 2016

TIME COMMENCED: 5:32 p.m.

PRESENT: MAYOR:

Tammy Long

COUNCILMEMBERS:

Scott Casas
Kent Hyer
Marlene Poore
Merv Taylor
Jo Sjoblom

CITY TREASURER:

Paul Laprevote

CITY RECORDER:

Elyse Greiner

CITY MANAGER:

Tom Smith

Transcriber: Minutes transcribed by Michelle Clark

VISITORS: Doug Ahlstrom, Wayne Winsor.

CONSENT AGENDA:

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- ◆ Approval of March 22, 2015 City Council Meeting Minutes
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Council Member Poore discussed the minutes of 15 March 2016 and made the amendment to change District II to District III on page 2. Mayor Long had a question on page 21 of the check register concerning the purchase of a computer for the Fire Department. Tom said he will need to check into that. It was stated this purchase was made with a Visa card. Council Member Taylor asked if a discussion can take place regarding the authorization of expenses. Council Member Poore is concerned about purchases without a purchase order. Tom said this purchase is a violation because it is over \$500. Council Member Sjoblom asked about the refund to Merlin Daines. Elyse said it was refunded because of Ordinance 16-02. Council Member Poore asked about the payment to Gasaway Consulting for \$257.88.

Tom reviewed the open house presentation for the open house from 6 pm to 8 pm at Highmark Charter School concerning South Weber City's need to increase property tax. He said South Weber City was incorporated on March 16, 1971. There has been no property tax increase since then. He discussed the need for the following: (1) a long range infrastructural plan for roads, parks, and facilities, (2) to keep up with costs pressures of replacement, operation and maintenance for roads, parks, and facilities, and (3) for South Weber City residents to continue with the same level of service. Tom said the infrastructure paid for by property taxes is wearing

out at the rate of \$419,000 a year. The City needs to put this amount into savings each year; otherwise there will not be enough money to replace the existing infrastructure when the time comes. He then reviewed South Weber City verses neighboring cities (similar size and services). He said the cumulative inflation factor from January 1971 to January 2016 is 495.27%. Essentially, an item costing a \$1.00 in 1971 now costs \$5.95. Council Member Hyer suggested reviewing this type of model every couple of years. Tom agreed.

ACTION ITEMS:

Ordinance 16-05 Amending 1.08.040 (J) Powers and Duties:

The City Manager would like to assign the duties of Assistant City Manager to someone other than the City Recorder (as current ordinance reads). This change would allow flexibility for the City Manager to designate any individual to fill the role. The amendment is as follows:

J. In the manager's temporary absence, the manager shall designate an individual who shall be empowered to ~~city recorder~~ shall exercise the powers and perform the duties of the manager.

Council Member Sjoblom suggested being more specific than designating any individual. Council Member Poore feels the Council needs to be in agreement as well. Council Member Casas would suggest tabling this tonight to have more discussion.

Ordinance 16-06 Amending 4.02 Nuisances: (no discussion on this item)

DISCUSSION ITEMS (possible action):

Vehicle Replacement Plan (no discussion on this item)

5 Eagle Scout Projects; Digital Sign along East End of South Weber Dr. (No discussion on this item)

Amend General Plan Projected Land Use Map: (no discussion on this item)

Adjourned at 6:00 p.m.

APPROVED: _____ Date

Mayor: Tammy Long

Transcriber: Michelle Clark

Attest:

City Recorder: Elyse Greiner

1.08.040 Powers And Duties

The powers, duties, and obligations of the City Manager are as follows:

- A. The administrative powers, authority, and duties are vested in the City Manager.
- B. The City Manager shall be the chief administrative officer of the City to whom all employees of the City report. He shall be responsible to the Council for the administration of all City affairs placed in his charge.
- C. The City Manager shall hire and, when he deems it necessary, suspend or remove a City employee, except that the City Recorder and the City Treasurer shall be appointed or removed by the Mayor with the advice and consent of the City Council.

The City Manager may authorize any administrative officer who is subject to his direction and supervision to exercise these powers with respect to subordinates in that officer's department, office or agency.

- D. The City Manager shall direct and supervise the administration of all departments, offices and agencies of the City except as otherwise provided by law.
- E. Except for the purpose of inquiry, the Council and its members shall deal with the administrative service solely through the City Manager and neither the Council nor any member thereof or the Mayor shall give orders to any subordinates of the City Manager, either publicly or privately.
- F. The City Manager shall attend meetings of the City Council with the right to take part in the discussion but not to vote and may recommend to the City Council for adoption such measures as he may deem necessary or expedient.
- G. The City Manager is hereby designated the budget officer for the City and shall perform or cause to be performed all of the duties of such office as set forth in the Uniform Municipal Fiscal Procedures Act. As budget officer he shall prepare and submit the annual budget to the Council.
- H. The City Manager shall notify the Mayor and City Council of any emergency existing in any department under his supervision.
- I. The city manager shall perform such other duties as may be required of him by this code or by the city council through ordinance or resolution.
- J. In the manager's temporary absence, the Finance Director, City Recorder, or City Treasurer~~city recorder~~ shall exercise the powers and perform the duties of the manager.
- K. The city manager shall carry out the policies and programs established by the council.

- L. The city manager may examine and inspect the books, records, and official papers of any office, department, agency, board of commissions of the city and make investigations and require reports from all personnel.

Adopted by Ord. 98-25 11/10/1998 on 12/30/1998

ORDINANCE NO. 16-05

**AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL
AMENDING SOUTH WEBER CITY CODE SUBSECTION 1.08.040 J,
POWERS AND DUTIES OF THE CITY MANAGER**

WHEREAS, the South Weber City Council has reviewed the proposed amendment and the recommendation of the City Manager to make the same;

NOW THEREFORE BE IT ORDAINED, by the Legislative Body of South Weber City:

Section 1. Subsection Amended. Subsection 1.08.040 J of the South Weber City Code pertaining to powers and duties of the city manager is hereby amended to read:

1.08.040 Powers and Duties

...

J. In the manager's temporary absence, the Finance Director, City Recorder, or City Treasurer shall exercise the powers and perform the duties of the manager.

Section 2. Severability Clause. If a court holds any part or provision of this Ordinance invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on _____ day of _____ 2016.

ATTEST:

MAYOR: Tamara Long

Elyse Greiner, City Recorder

| | | |
|-------------------------------|-----|----|
| Roll call vote is as follows: | | |
| Mr. Casas | Yes | No |
| Ms. Poore | Yes | No |
| Mr. Hyer | Yes | No |
| Mrs. Sjoblom | Yes | No |
| Mr. Taylor | Yes | No |

CERTIFICATE OF POSTING

I, the duly appointed recorder for the City of South Weber, hereby certify that:

***ORDINANCE 16-05: AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL
AMENDING SOUTH WEBER CITY CODE SUBSECTION 1.08.040 J, POWERS AND
DUTIES OF THE CITY MANAGER***

was passed and adopted the ____ day of _____ 2016, and certifies that copies of the foregoing Ordinance 16-05 were posted in the following locations within the municipality this ____ day of _____, 2016.

1. South Weber Elementary, 1285 E. Lester Drive
2. South Weber Family Activity Center, 1181 E. Lester Drive
3. South Weber City Building, 1600 E. South Weber Drive

Elyse Greiner, City Recorder

IMPACT FEES

As a city grows and its population increases, the city's existing infrastructure must be expanded and upgraded to meet the increased demand for services. The cost of this new infrastructure is borne by the home builder in the form of impact fees. "Unless impact fees are assessed for the facilities required due to new development, existing residents will be unfairly burdened by the cost of new development."

When an impact fee is implemented, a specific need caused by new development is determined, a cost is affixed, and the impact fee assessed. Often that specific need must be built and in place prior to the new homes being built to prevent an overall decrease in service. Thus the city must front the cost, and then be reimbursed by impact fees collected in the future.

South Weber City currently has 7 impact fees.

Park

The park impact fee is to pay for the purchase of 22.7 acres of additional land for developed parks and 37.1 acres of land for undeveloped or open space. Estimated 50% will be donated. \$3,394,809 is the 50% cost. The portion allocated to impact fees \$2,128,415.

From 2004 to 6/30/2015, \$302,206.58 from Impact fees has been collected. \$1,826,208 remains to be collected.

Canyon Meadows Lot 71 qualifies as an impact fee expenditure. \$89,236 will be reclassified from Capital Projects to the Park Impact Fund.

Recreation

The recreation impact fee is to pay for 72% of the cost of the Family Activities Center. The cost of the FAC was \$2,360,000. The portion of the FAC allocated to Impact Fees is \$1,699,200 + interest.

From 2004 to 6/30/2015 \$ 310,962.00 has been collected. \$1,388,238 + interest remains to be collected and applied to the bond payments.

Public Safety

The public safety impact fee is to pay for 74.7% of the new fire station. The portion of the station to be paid by impact fees is \$392,156. New station estimate was \$525,000. With interest, the total impact fee portion is \$421,000.

From 2004 to 6/30/2015, \$66,075 has been collected. \$354,925 remains to be collected and applied to the bond payments.

Water

The 1997 water impact fee is to build approximately \$3,500,000 in upgraded water mains and a new storage tank. These were built and paid for by issuing a bond. The impact fee therefore, is to recoup to the city the cost of these improvements. Bond Principal and interest total \$6,452,382

From 2004 to 6/30/2015, \$556,348.38 has been collected. \$5,896,034 remains to be collected and applied to the bond payments.

Sewer

“The impact fee for sewer system facilities is intended to recoup the cost the City has already invested in excess capacity. Existing residents have already made a significant investment in excess capacity. The impact fee will be calculated and assessed so that new development is on “par” with existing residents. This will achieve a fair distribution of costs between existing residents and new development.”

Each year’s impact fees should be transferred to the Sewer Fund to recoup previously installed infrastructure.

From 2004 to 6/30/2015, \$544,571 has been collected. \$3,694,950 remains to be collected and transferred to the Sewer Fund.

Road

The 1997 impact fee was to recoup to the city the cost of widening 475 East and the bridge between Peachwood and Deer Run. It is also for the construction of new roads or the widening of existing roads due to new development.

From 2004 to 6/30/2015, \$229,341 has been collected. \$134,894 needs to be transferred to the Capital Projects fund to recoup to the city the cost of widening 475 East and the bridge between Peachwood and Deer Run. Future impact fees will be used for new roads and the widening of existing roads.

Storm Drain

“Storm drainage improvements related to future growth (see Table IV-2) are eligible for impact fees.” The cost of these future improvements was estimated at \$3,313,000 to be paid by the City. Several of these improvements have already been built.

From 2004 to 6/30/2015, \$280,583 has been collected. \$3,072,239 remains to be collected and transferred to the Storm Drain fund.

Note: Items in quotes (“ ”) were taken directly from our current impact fee documents.