

WILLARD CITY CORPORATION CC – October 15, 2020 Joint Planning Commission and City Council Work Session

Date: October 15, 2020
Time: 6:30 p.m.
Place: Willard City Hall, 80 W 50 S, Willard, UT 84340
Attendance: Mayor Kenneth Braegger, Council members John Seamons, Brad Robb, Kaleb Kunzler, and Fred Ward; Planning Commission Chairperson Sid Bodily, Commissioners Diana Baker and Alex Dubovik; Planning Commission Secretary Gaylene Nebeker, City Manager Chris Davis City Recorder Teri Fellenz, City Attorney Colt Mund

Excused: Council members Josh Braegger, Commissioners Chandler Bingham and Blake Harrop; City Planner Bryce Wheelwright,

Others: (see attached for others)

The Willard City Council and Planning Commission of the Willard City Corporation held a joint work session on Thursday October 15, 2020, at the Willard City Hall, 80 West 50 South. The meeting began at 7:06 p.m.

1. Call to Order

- a. Invocation
- b. Pledge of Allegiance

2. Business

- a. Presentation by UTOPIA/ UIA for a fiber system in Willard City- Roger Timmerman & Kim McKinley were present and Roger gave the history of UTOPIA. He explained the good and bad history experienced by neighboring communities based on a project that was not bonded for enough to finish. He stated it is now up and running and customers are very pleased with the service. He explained the infrastructure that connects the communities goes through Willard. He explained it is like other utilities where they install the infrastructure and the customers connect to the service and then have to get their own internet provider and showed several providers available.

Roger gave a presentation and explained they are a governmental entity similar to a special service district. He also explained they bond and construct the project and the City provides a partial guarantee. Residents that request connection are provided service to their home and pay \$30 per month for access to the service. Council member Kunzler asked what the City would be on the hook for. Roger explained the guarantee for the City would be \$1.1 million and if there were not enough residents the amount per month for the City would be \$10,000 and it would be a 25 year obligation. Roger stated there would need to be 260 of the current households to meet the obligation on a monthly basis. He stated he felt the timing is good based on the increased need of better internet services due to Covid-19 and felt they would not have any problem meeting the required number. He said the current users are very pleased with the service and felt the residents of Willard don't have many options.

Roger explained there is a 2 year buffer where construction takes place and they

have 1.5 years to get the required number of customers. A discussion was held on funding, the location of lines, and if there would be an increase in cost due to the rocks on the east side of town. They also discussed the process involving an interlocal agreement and stated they are ready to go as they have funding in place for new projects and would like Willard to be part of this funding package. He stated they would need to know in the next month or two.

- b. Presentation by Jason Burningham for an update on the water impact fee study, the annexation financial analysis and presentation on potential new impact fees –

Jason Burningham from Lewis, Young, Robertson and Burningham (LYRB) presented the attached Water Impact Fee Study. He stated the study increases the fee to \$4,800. He went through the attached presentation and explained it is specifically for water impact fees and proposed the public hearing required on the fees. He also explained the other impact fees the Council may consider.

Jason then presented the Financial Impact and Feasibility Analyses Related to the Proposed Annexation into Willard City prepared for the developers for presentation to the City. Discussion was held on what infrastructure the developers would be providing and Lew Swain, one of the developers, explained the proposed 18" main sewer line would service more than their development and the City would pay for it. Additional discussion was held on the value of infrastructure the developers would be providing. Jason also explained the State Legislature has made it possible to annex non-contiguous parcels. He stated the net benefit is the increase in commercial interests along Highway 89.

4. Adjourn: The meeting adjourned at 9:47 p.m.

Minutes were read individually and approved on October 22, 2020