

Heber City Corporation
City Council Meeting
February 17, 2011

5:00 p.m.

SPECIAL MEETING

The Council of Heber City, Wasatch County, Utah, met in **Special Meeting** on February 17, 2011, in the City Council Chambers in Heber City, Utah.

Present:	Mayor	David R. Phillips
	Council Members	Eric Straddeck (arrived at 5:07) Nile Horner Robert Patterson Alan McDonald Benny Mergist
Also Present:	City Manager	Mark K. Anderson
	Deputy City Recorder	Michelle Kellogg
	City Engineer	Bart Mumford

Others Present: Willa Motley

Review Capital Facilities Plan

Mumford explained the handouts were the same from the last meeting, and noted there were a few changes from the original master plan: first, population went down and second, there were not as much impact fee monies in the City coffers. He pointed out that the last sheet showed new population numbers and new impact fee totals. The fees were higher because when the population was lower, the fees would rise to keep the same amount coming in. Mumford stated the purpose tonight was to address questions on chapters four (4) through nine (9); culinary water, sanitary sewer system, streets system, storm drain system, pressurized irrigation system, and parks and trails system. He indicated another public hearing would be necessary and the Master Plan book would need to be updated.

Mumford stated it was his hope that culinary water and pressurized irrigation could be combined into one impact fee. Council Member McDonald stated the culinary water and pressurized irrigation should be kept separate so the exact cost could be easily determined. Mumford stated in the past there was no need for pressurized irrigation and the few things that arose were

covered with culinary money. Now the two systems were combined, and there were unknown factors such as new customers. Even though the facilities were all spelled out for culinary, Mumford thought it would be less confusing for people if the two systems were combined.

Council Member Straddeck arrived at 5:07 p.m.

Council Member Horner stated he preferred that everything stay separate. Mumford said it would be hard to separate the two. He indicated he would have to plan one way or the other, but not both ways. He clarified he was only talking about impact fees for new homes, not monthly service fees. Right now there were separate monthly fees for culinary and pressurized, but not a separate impact fee for secondary water.

Council Member Horner was concerned that a developer would have to pay impact fees for culinary and secondary and also an impact fee for secondary for old town. Mumford stated the developer would not be paying for old town. He indicated the developer's impact fee would cover odds and ends such as connectors to hook up the water. It would therefore be difficult to separate the culinary and pressurized irrigation impact fees because, if the City looked at each individual's circumstance, it would complicate the process. Motley gave an example of new homeowners in old town being charged impact fees for both culinary and pressurized irrigation. They might wonder why they should pay the charge for pressurized irrigation since they didn't receive that service. But since they would be watering their yards with culinary, there would be an additional impact to culinary, meaning new wells would need to be drilled, etc. So instead of charging them a double impact for culinary, the City could just combine culinary and pressurized irrigation impact fees and charge a water impact fee.

Council Member Horner asked what the impact fees would go toward if the impact fees weren't for old town. Motley indicated an example was a needed water connection to continue the flow of pressurized irrigation from one area of the City to another area. Mumford said he talked to Devin McKrola about possible grants for pressurized irrigation and McKrola indicated there were not any available for this purpose.

The projects on 8-16 of the Master Plan Draft were discussed to show the need for impact fees. Council Member Horner indicated he didn't want to charge impact fees when there wasn't a need. He stated that water lines should not be put in by the City, but the developer should put the line in to the source so the development could receive water. Mumford asked what the thoughts were from the rest of the Council. No other comments were given. Mumford summarized that optimally, a \$50,000 master plan could be created for each company coming in to Heber, but since that was not feasible, a general plan was made for the overall good. There would be some inequities from business to business, but this was the most cost effective way to get the projects done.

Council Member Horner also felt the CUP should be paying for the regulation ponds instead of the City. Mumford said if that project was eliminated from the Master Plan, the impact fees would be cut in half.

Anderson stated he was in favor of charging a combined water fee instead of separating the culinary and pressurized irrigation fees because the resources could be pooled. If the fees were separated, there would be an added cost with dividing the equipment for each job, depreciation, wages of those that operated the system in the summer, water costs, etc.

Council Members Straddeck and Patterson indicated they were fine with keeping culinary and pressurized irrigation together under one water impact fee. Council Member Horner was not in favor of combining the fees because he didn't want one part to depend on the other for survival. Council Member Mergist also wanted to keep the two systems separated.

Council Member McDonald asked if the Council could evaluate the impact fees from year to year. He proposed approving this and then reassessing it annually to see if the fees should be adjusted.

Mayor Phillips suggested the Council Members give themselves as much flexibility as possible, stating they could always go back and adjust later. Council Members McDonald, Horner and Mergist were for keeping the impact fees separate for culinary and pressurized irrigation.

Mumford asked for direction with the other chapters. Council Member Mergist had a concern with the storm drain system. He thought from the last meeting there was an increase and Mumford indicated it did increase. He had no further concerns.

Council Member Horner asked what the big difference in price was in a water hookup as related to the Summary of Impact Fees sheet. Mumford stated the three (3) inch meter had an increased fee (\$10,000 increase) based on meter size, because developers had found a loophole and were putting more units per hookup than the pipe could handle. Council Member Horner thought an apartment complex would have more ERUs than a business. He suggested keeping the fee based on ERUs.

Mayor Phillips asked if the Council wanted another meeting before the public hearing. It was agreed another meeting was necessary. Mayor Phillips talked about the trails plan. A proposed trail would go through the High School campus. He asked if the Council felt comfortable with the proposal because the school district was opposed to that. Mumford stated it had always been planned to have a trail following the canal. Council Member Mergist suggested if the campus was closed, the City could put in a trail and fence it off, or it could do away with the trail

altogether. Council Member Horner thought there was a safety issue involved with having a trail running through school property.

Because of the scheduled work meeting at 6:30 p.m., the special meeting was adjourned.

Michelle Kellogg, Deputy City Recorder

APPROVED 3/17/2011