

PANGUITCH CITY COUNCIL MINUTES

**FEBRUARY 12, 2008
CITY COUNCIL - 6:30 P.M.**

**LIBRARY CONFERENCE ROOM
25 SOUTH 200 EAST
PANGUITCH, UTAH 84759**

Present at the City Council meeting were Mayor J. Arthur Cooper, City Manager Allen K. Henrie, City Recorder Cindy B. Johnson, City Council Members Eric Houston, John Orton, Tim Smith, Lori Talbot and Attorney Barry Huntington. Nick Reynolds was absent.

OPENING CEREMONY The opening ceremony was conducted by Allen K. Henrie.

ADOPTION OF THE AGENDA

Eric Houston moved, seconded by Tim Smith to adopt the agenda as outlined. The motion passed with all in favor.

APPROVAL OF THE MINUTES

Eric Houston moved, seconded by John Orton to approve the minutes as corrected. The motion passed with all in favor.

UP COMING MEETINGS Allen K. Henrie reported on the dog clinic being held tomorrow from 3:00 p.m. to 6:00 p.m. at the Triple C arena.

INTER LOCAL AGREEMENT WITH POLICE/POLICE REPORT The bid for the proposed addition to the jail came in 1.2 million over a year ago. The county is not sure they can complete the project at this time.

Jeremy Henrie is back from the police academy and Lloyd Brinkerhoff is going to go to the academy soon. This will allow Sheriff Perkins to use them as officers as needed.

John Orton stated that he is not willing to pay any additional amount for police coverage when the county does not make the other communities pay their share for police coverage.

PUBLIC HEARING - SUBDIVISION ORDINANCE AMENDMENT Mayor Cooper declared the public hearing at 7:09 p.m. to discuss the subdivision ordinance amendment.

Mayor Cooper read the ordinance to the audience and council members. The ordinance amending chapter 12.04, Panguitch Municipal Code to add right of way requirements of all subdivisions. Allen K. Henrie reported that engineer Joe Black found in our ordinance that all roads that are collective roads shall be 100 feet.

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Mayor Cooper asked for any public comment. There was none. Mayor Cooper declared the public hearing closed at 7:14 p.m.

John Orton moved, seconded by Eric Houston moved to adopt the ordinance 2008-4 amending chapter 12.04, Panguitch Municipal code, to add right of way requirements of all subdivisions. The motion passed with all in favor.

IMPACT FEES STUDY REPORT - SUNRISE ENGINEERING Robert Worley and Skyler Davies reported in the impact study performed by their company.

Sunrise Engineering prepared a report regarding charging an impact fee on Panguitch City's culinary water and waste water systems. Robert reported that the study analyzed the systems to determine the maximum impact fee that can be charged based on a reasonable plan. The use of the impact fee money will help Panguitch City to maintain its high level of service to its culinary water/waste water customers by reducing the amount of debt service required to finance future construction projects as they become necessary.

Impact fees are charged in addition and separate from connection fees. Based on the Equity Buy-in method of impact fee calculation for Panguitch City, the calculated maximum culinary water impact fee is \$3,582 per ERC (equivalent residential connections). For the waste water the calculated amount based on the Equity Buy-in method is \$2,500. Panguitch City Council need to decide whether to set the impact fee at the calculated maximum value or at some lower value. A high calculated maximum fee provides flexibility for the City Council in setting the minimum impact fee for new connections.

Higher impact fees tend to discourage growth, but lower impact fees tend to make existing customers subsidize growth. Robert Worley's recommendation is \$2,500 impact fee per ERC for culinary water and \$2,000 for waste water. He stated that this is a reasonable for a city of Panguitch City's size. The city council has the discretion to raise or lower the fee. It is recommended that the city Council review and determine if the fee should be adjusted based on the information provided in his report. Impact fees should be reviewed every 3 to 5 years.

A residential connection always represents 1 ERC, and no connection residential or commercial should pay less than the amount of impact fee charged for a residential connection. However, some commercial connections require much more water. It is recommended that the impact fee charged for commercial connections should be determined by the impact the business would have on the water system.

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A connection fee should be charged to each new connection in addition to an impact fee. The connection fee should be based on actual installation cost of the connection.

To adopt an impact fee, the city must do it by way of ordinance which will require a public hearing as well as proof of a justifiable study/report on file. Impact fees are always over and above the connection charges. Robert Worley stated that he would be willing to come back for a public hearing if the city chooses to go with an impact fee.

SPRING UPDATE - FINAL - ROBERT WORLEY Robert Worley went over the final documentation of the final on the spring project. Utah State issued an operating permit which means we are done with the project.

The Forest Service allowed us to put a gate to cut down on access to the springs. Robert Worley reported that Joe Black, with the Forest Service, was very good to work with.

OLD FIRE STATION - SALE OR LEASE Becky Gregg would like to lease the old fire station and start a business. She would like to use all but the area being used for the city maintenance shop.

Attorney Barry Huntington said the city could lease the building without advertising. However, if we decide to sell the building, the city would need to put it out for bid.

Allen K. Henrie suggested that the city advertise the old fire station for lease with an option to buy. We would need to advertise this for a 14 day period.

There was some discussion on purchasing or leasing Ted Chidester's hanger at the airport for storage and a pilot lounge. John Orton and Lori Talbot want to make sure we have a place to put the fire trucks and other items needing to be stored before we commit to anything.

Tim Smith would like to contact Ted Chidester and see if he would be willing to lease his hanger with option to buy to the city.

Tim Smith moved, seconded by Eric Houston to advertise the old fire station for lease with option to buy and to talk with Ted Chidester about leasing his hanger at the airport. The motion passed with all in favor.

BUSINESS LICENSE APPROVAL - JGB ENGINEERING CONSULTATION

John Orton moved, seconded by Tim Smith to approve JGB (Joe Black) Engineering Consultation. The motion passed with all in favor.

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ROCKY MOUNTAIN POWER - BLUE SKIES PROGRAM Allen K. Henrie reported on the Rocky Mountain Power Blue Skies Program and how it works. The council was not interested at this time.

Tim Smith moved, seconded by Eric Houston to not participate in the Blue Skies Program at this time. The motion passed with all in favor.

SKATE BOARD PARK Allen K. Henrie reported that he talked with some people at the League meetings about a skate board park and recently received information on a possible affordable skateboard park. He feels with some grant money, the city may be able to build a skateboard park.

PACIFIC SOUTHWEST REGIONAL - 9 YEAR OLDS - 7/29/08 Greg Excell called Mayor Cooper at home the other night and informed him that Panguitch City has been asked to sponsor the Pacific Southwest Regional Tournament for 9 year olds this summer.

John Orton moved, seconded by Tim Smith to approve payment of \$2,800.00 towards the Pacific Southwest Regional for 9 year olds for the summer of 2008. The motion passed with all in favor.

CITIZEN COMMENT There was none.

MULTI PURPOSE EVENT CENTER Allen K. Henrie reported on the upcoming events planned for the Triple C and gave a brief report on the recent events held also.

Allen also reported that Tony Beckstead is considered an at will employee, therefore his hours at the Triple C will be different than an 8:00 a.m. to 5:00 p.m.

The tractor needs to be repaired. John Orton reported that Tom Deardon was an excellent mechanic and we may want to talk with him about the tractor.

It was decided by the Triple C executive committee to put up siding on the northeast side of the building behind the shoots. The cost would be approximately \$8,000.00 but the committee is trying to think of ways to cut the costs of the siding project.

PENDING BUSINESS The pending business list was edited.

DEPARTMENT REPORTS The city council reviewed the JP Fine report for the month of January 2008.

Eric Houston moved, seconded by Tim Smith to accept the JP Fine report for the January 2008 month. The motion passed with all in favor.

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Brochures - Lori Talbot reported on the new brochures of Panguitch which Main Street had made.

Desperado Duel - One of the gentle men who put it on passed away and we were not sure if it would take place this year, however they have decided to hold the event this year.

Travel Show - Allen Henrie reported that there were a lot of people who came through the travel show in Long Beach, CA. who said they were vacationing in Southern Utah this summer.

CURRENT BILLS The council reviewed the current bills to be paid.

Eric Houston moved, seconded by Lori Talbot to pay the current bills. The motion passed with all in favor.

ADJOURNMENT

Meeting adjourned at 8:40 p.m.

J. Arthur Cooper, Mayor

Cindy Johnson, City Recorder