# Meeting Details

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caption\_text\_clean : today is Wednesday June 14th we're here in the freshly uh painted and somewhat remodeled city council chambers at Washington City Hall looks pretty good thank you everyone paints knives the new chairs they've got to get those broken in a little bit before I call for an approval of the agenda I just want to make note that uh councilmember casperson and myself will be leaving just before 5 PM to join the youth council at the Covington home she has a daughter that's on the council and and I've been asked to greet so I'll turn the remainder of this meeting over to Mayor Pro tem councilman Ivy and task him with finishing at 5 30 on the dot because our next one starts at six o'clock that said Council I'll call for an approval to a motion to approve the agenda as outlined man I'll make a motion we approve the agenda as outlined for June 14th 2023 work session I have a motion by councilman Coates second second by councilman Martinson all in favor the agenda is approved there are two items will take about 30 minutes on the first item and then we'll take the remainder of the time on the second that I'm really looking forward this evening to item two which is a discussion and review of the Planning Commission applicants um as the application as we posted the notice of the opening and as the applications came in I asked the city recorder to create a file and for those each to be immediately shared with with the council so those of you here this evening you can know that your letters of interest and anything else you shared with that have been have been read just so you understand the process the the Planning Commission appointment is made by the mayor with the advice and consent of the council so part of that advice is in my opinion it makes sense to have the applicants come forward and have an opportunity what I'll ask each of you tonight and I've got an order here on my agenda I'll ask each of you to just take about two to three minutes and introduce yourselves and then the council would at their discretion could ask a few questions for another minute or two and so there's there's six of you here tonight and so we'll we'll do that and then at a future meeting I will make that recommendation for appointment and the council will vote on it there's no need for you to come to that future meeting uh the recorder will send a letter out to each of you letting you know uh the who ultimately was appointed so with that said counseleness there's anything I missed or you'd like to add I'll maybe move forward councilman yeah I just want to appreciate all the applications it just means there's lots of people that want to help and serve our community so we truly appreciate that um so I just want to give my gratitude and I know the council does too and the mayor for that yeah well said councilman highly qualified impressive impressive letters of interest and resumes for sure okay the order that will go in tonight and um will be first we'll I'll just read them all so you kind of know we'll go with Bill Baum Daniel Johnson David Kilpatrick Kevin Mangold Gregory McCombs and then Jamie Tidwell and so again we just really appreciate you being here uh Bill if uh if you'd go ahead and come forward and just give us an introduction of about two or three minutes and we'll take a few more with with a few questions sure thank you mayor council members Jeremy uh great to be here with you this afternoon uh Bill Baum been in the Washington area for two and a half years I grew up in Panguitch so very familiar with Washington County if we ever wanted to do something fun we would come to the St George area to do it so I appreciate your consideration for this appointment to the Planning Commission you've got it a little more time all right I've got three three boys uh and uh two grandkids and they all live up north and they come down to visit quite often we've lived in other areas of the country but when we've been down here we've had more family visitors here than we've had in any other place and at one time we lived just 20 minutes from Disneyland so they they like the the Washington County Washington City area tell us a little bit about your professional background and maybe what you might bring to the sure I'm in construction management I work for a firm surf Incorporated we are a construction management firm I'm currently the director here in St George area and we are managing the work that's being done on the Black Desert Resort project great Council questions comments interactions with Bill you can't write them off that easy yeah so if you're not going to ask something I will what did you what um made you want to serve in this capacity uh great question I appreciate you asking that because I think it's very relevant to this appointment I was just a preface I was meeting um with Blake just recently and he had mentioned that uh he and he's never seen quite the growth or the development in the city quite this robust and I think everybody in the room here would agree that that's likely not to change and so I think it's important that thoughtful decisions go into the the revision or the creation or the following of the general plan for the city as well as the understanding of the growth and how we do that we've got small businesses in our area that need to be protected we've got developments coming to town that need to be considered and I think it's not likely or it's quite likely that there's not somebody that would be affected by the decisions that the council makes or the Planning Commission makes that we don't know personally in some way or another and so it's being fair honest and unbiased I think is important and I'd like to contribute my experience and my background in those decisions fantastic another question yes uh Bill appreciate you being here tonight would you just share what your thoughts ideas opinions are about private property rights property right or development rights uh that's probably very touchy issue I I think in in my experience with entitlements and other entities um you know land use and Zoning is probably quite critical and one of the most important decisions is the Planning Commission considers and their evaluations and so I think as I mentioned we've got people that have been here for quite some time and they need to be protected with the growth of the city and so thoughtful understanding of their concerns and their ideas and hearing them in the public comments and the meetings that we have will be very critical to the decisions that are made in the Planning Commission so I I think it's by a case-by-case basis on what's probably best for the the city and and all the residents but it likely affects some people in adverse ways and trying to mitigate that would be important well said Thank you any final question yeah just one as you've lived in other places you now live in Washington City not exactly on my side um two and a half years what would you what have you seen in other cities that you would like to see done differently here in Washington City to make us better I think I think is growing and uh and becoming um kind of a well it obviously is a destination area for people so to keep that uh to keep the uh the the draw that brings people here it's it's just the hospitality it's the it's the the outdoor activities it's it's this the nature of being in a place where it's different from a metropolitan kind of Zone I've was in Denver Colorado working with the City and County of Denver for the entitlements of the National Western Center and the renovation of that project and you know it was important that they created public spaces that they created uh opportunities for people to come and enjoy themselves that would be drawn into the city but also there were local communities in there uh neighborhoods that had to be protected as well that surrounded that area and to encroach on them or to affect them adversely was thoughtful consideration during the the conceptual understanding of what the development and renovation would look like and how to enhance those communities with educational efforts or amenities on the project that would be a benefit to them in their neighborhoods so I I just think that's important that those things are considered as well as how to to lift up our current neighborhoods and you know build them up as well as bring growth to the city wonderful thank you thank you appreciate your consideration Daniel Johnson mayor city council Mr red I'm grateful the opportunity to be here tonight my name is Daniel Johnson I've lived in the southern Utah area since 1993. moved to Washington in 2008 so I've been a resident of the city for 15 years I'm grateful to be here Washington is a is a beautiful city my some of my grandchildren live within the city area and it's been a benefit to be involved in sports programs other things with them um I've married have five children and nine grandchildren I'm a real estate appraiser by profession have been for about 45 years background is in a primary evaluation obviously but also I've been quite involved in land use planning zone changes evaluation how it affects property evaluation and appraised from conservation easements to cell tower reasons to residential commercial land industrial land industrial buildings I just feel the background in that and understanding how the plans are laid out what that experience would help give a maybe a little different perspective to the to the city council the mayor thank you Dan questions well I liked uh councilman martinson's questions or the question that he asked to the last candidate what what are some of the things that you'd like to see in Washington and the future or maybe some changes things that we could do differently things that you think have been done well um I don't really have any major criticism matter of fact I came to the Planning Commission meeting last time and they've made a change for some of the open a spaces which I thought was a great change areas that are not yet developed um they're a new determination I honestly believe you know I wish the gate would have closed when I got here in 1993 and it's changed a lot but it's changed in an amazing way that's not all negative there's been a lot of good things that have come out of the people that have moved here hopefully I've contributed myself to that um I'm a strong believer in private property rights however I want to see a balance between property owners and the city make sure that properties are properly planned for traffic and other major issues that could come up I'm a firm believer we have to manage growth it's going to come it's going to be here how do we manage it to maintain the quality of life that we have here one more question Mr Johnson are you still working as an appraiser yes I am that's good because I heard your name last night at a board meeting I was in so I wanted to make sure that those that doesn't count as a question any other questions thank you Dan appreciate you being here thank you for the opportunity thank you David Kilpatrick I have a few notes Here I hope you don't mind uh thank you mayor and council members my name is David Kilpatrick and I've lived in Washington City for about uh three years now I'm a property owner of course and as well as a rental I also own a rental property about a block away from here so that's convenient um and so um you know I'm also a business owner my background is is an architect I'm a licensed architect in the state of Utah um California and New York City and I've worked as an architect for for you know 30 some years um and so you know my my background as an architect I've worked for developers I've worked for contractors I've also worked for um uh owners as well as an architect so you know my Approach and my my view on things is to try and understand you know how different people approach what their needs are you know so there's just never anyone um answer that fits all so you really have to try and understand where everyone is coming from um let's see um I have a lot of experience in building codes planning sitting codes um you know um right now I own and operate a tax uh Tax Advisor service um so I'm also business owner in the city um so I work as a licensed architect but I also own a tax tax advising service um and yeah that's about it what questions do you have got one mayor please so I've been I've been doing a lot of thinking about zoning and land use designations and stuff like that would you do seeing our knowing our zoning our zoning regulator our zoning laws our ordinances all that would you see us would you like us to do anything different would you see us doing anything differently to try to potentially simplify that for a developer coming in um that's a that's a tricky question right um you know because I don't know that you I mean my standpoint it looks like um developers can you know have a lot I would say a lot of leeway but you know it seems like that there's a lot of um dialogue between the city and the developers right now um one of my buddies that I know I think is already on the Planning Commission saw the owner of Alcoa construction Corey Anderson and he and I belong to the same business group and he was the one that recommended that I you know take a look at this I thought to see was available and see if I was an interest in that zoning code is it's a tricky thing right you know because I've looked at the New York City Zone code and you know it's like that thick you know so by comparison the Washington City Zoning code is I'm not sure if that really answers your question I guess what what are we doing in play right now so that we don't end up like New York City Zone you know um uh let's say multi-family housing you know I think is important to increase some of the density in some areas um you know there's a lot of um empty lots you know so a couple of things in the city that I've noticed like um so my office for my business is in St George because I haven't been able to find a commercial space in Washington City um and that's you know I would love to be here I don't want to have to be like traveling over to St George every day um and there's a lot of open land here that I think could be developed for that um there's also um I think a need for multi-family housing more of that closer to accessible transportation great points okay a final question I got an easy one what's your favorite part about Washington City what's my favorite one your favorite part welcome to the meeting councilman coach don't worry I'll get into it the Virgin River Park no you know he designed that park now because if I ever something felt like a loaded question well I didn't know he was going to say it but no I'll take the compliments seriously thank you David thank you all right Kevin mingled welcome Kevin thank you thank you for having me mayor city council um so this is about me uh I lived in uh Southern Utah for two and a half years I lived in the city for a year now and we just love it I have a son who's 15 I've been married for 20 years um my occupation right now is uh vice president Communications for Delta Health coaching we service all the balance of nature customers um what else I don't know what else I had to say questions Kevin I think uh we've talked a lot about zoning uh so give us your thoughts on zoning and kind of the roles uh um Planning Commission member those those are we lean heavily on our Planning Commission member to to go through the process and understand that and so give us your feedback on some zoning and regulations that way sure you know I don't have a background in uh construction or engineering or anything like that but um the last few cities I lived in I've witnessed a lot of the I would call poor planning and matter of fact I I ran for office uh for the Mojave water agency back where I lived and I didn't win but I did get a third of the votes so I was happy with that um but anyways I saw a lot of the um I would say mismanagement of the water and it took a lot of you know about the planning with that I know there's a there's multi-faceted parts to it and you know I I lived in the community I wanted to you know have my two cents in because my family was in part of that community and it's the same thing here you know I moved here and I just love the opportunity to live in southern Utah so we can actually have Freedom that can actually have family and faith those are really The Three core principles that really drive me to pursue you know something like this I appreciate you being here I know in your letter you talked a little bit about preserving our hometown feel yeah talk about that a little bit that's important to me so okay it's important to me because I want to make sure that it doesn't turn into some other places I lived where it didn't have that Hometown fill you know and I know it was really just a lot of the special interest that we're making those things happen I saw that with the Water Agency you know I really investigated and found out they were doing things that were just really not you know for the best interest of the people or for the city itself and so that's what I would bring to the table for the Planning Commission be able to I'm a vested interest in my family and my community and be able to have that Viewpoint rather than more of a special interest [Music] well said thank you Kevin thank you appreciate it all right thank you uh Gregory McCombs go ahead and introduce yourself and we'll ask you a few questions hi I'm Greg McCombs uh I'm a retired structural engineer I first came to Utah in 1980 when I was stationed at Hillary Force Base um and I really liked it and then after my well during my engineering career it really slowed down I'm actually grew up in California really slowed down so I moved back up here in uh 2005. I believe and I worked in Salt Lake City for construction engineering firm and then moved down here five years ago and like I said I'm retired um the things that I like to see going on in in Washington City I would like to see the downtown develop so we have something similar to um St George but not exactly like St George I think we improve on some of the stuff that some of them weird stuff they have going on um you know like multi-story uh commercial downstairs and then maybe multi and then above that residential and then I'm really excited about the stuff going on out out by the airport on Washington City Park I think that's going to bring in some big tax dollars that City could use to spend even that's not my responsibility as far as the someone people come into the Planning Commission and ask all the time what about the water what about the water so I'm kind of on the other side of that because I've read the water or the Washington counties Water Conservancy uh report on that and it doesn't look like we're going to have a problem and I think a lot of that is the anti-growth people drumming up any bad news they can I think they're really pushing that when it doesn't it really appear that we really have a problem um I'm not really I'd say my favorite thing about Washington City right now is the new chairs that you got because mine too you can thank councilmember Casper said you cannot thank me for that and I think that we're actually blessed to have Thad work I mean he he does a good job of answering questions when stuff comes up at the at the Planning Commission meetings even when I ask stupid questions well it sounds like you're very well informed I appreciate the really insightful points that are really the very in step with some of the things that this council is focused on but we're not going to let you off without a few questions I see councilman Henderson ready to ready to oh go for it so Greg I one thing I appreciate is how you've been coming to our meetings Planning Commission and city council for several months and I've enjoyed your comments you know you're not afraid to stand up and you know give some good comments they've been good comments and I really was excited to read your background and stuff after having met you and had you in our meetings and stuff and so anyway I just wanted to tell you appreciate you you know being part of the city and and you know how you're here and involved in things and and care about it so appreciate you putting in for this so thank you another question for Greg yes I have one mayor I'm interested to know how you'd preserve Community the community's character while accommodating development how do you preserve that during development because you've gotten to know the community it's very unique here and we do have that Hometown feel that we want to keep but we also recognize that we need to develop as well I think that Community Care by um putting in modern style buildings through the downtown but intermix I mean just walk outside and look at our park it's absolutely fantastic right here and then putting in more parks around the town also I think preserves the downtown or the Old Town feel that's just my opinion but I'm an engineer I do things on paper it's ugly thank you any final questions I have I have one so I appreciated my time on Planning Commission we had council member coats he and I sat right next to each other I appreciated his input on the civil engineer side of things you mentioned in your in your letter that's where a design professional would benefit can you speak to that a little bit and and how you would add that to the Planning Commission can you repeat that yeah because I have I have hearing problems no that's okay you put in here where the um times during the discussion and going on with Council membrane Henderson I appreciate you coming to counselor to Planning Commission meetings but you put in here by planning commissions planning Commissioners were a design professional would be a benefit there's there's been times where um like the council has requested the plan a commission to consider some of the issues and one pops up right now and that was um when the cup came up about allowing a crematorium into uh commercial District 3. and I think that I think Thad brought it back to the middle that you know I think a lot there's a couple contractors on there and I think a lot of people rely too much people on the Planning Commission rely too much on the advice of the contractor and just my personal advice he's winging it where I went wing it I would say a little bit more and you guys may be surprised to hear it but I think if you have the opportunity to get an architect grab the architect because he's well more he's way more versed than I am in planning well thank you Greg we appreciated your comments and and his comments appreciate your application thank you and our our final candidate is uh Jamie Tidwell my neighbor I'm Jamie Tidwell um moved here to Washington City in 2010 so I've been here for 13 years with my husband and two boys where we've raised them uh here happily I'm in real estate selling residential real estate and have been doing that for seven and a half years I've just been involved in the community as much as I can um and getting to know the residents people coming here from up North people coming here from out of state families that have grown and intend to stay here I've worked with a lot of um a lot of those people too so I feel like I just have a pretty good understanding of what draws people to Washington City uh living here selling real estate also own a small business um just kind of gives me a good perspective I think of what people are looking for um alongside what it is that I love about Washington City all right questions for Jamie Jamie can you touch a little bit on zoning in your experience with with zoning yeah what's my ex my experience just like your thoughts on zonings um I think that there is it it is very important obviously in real estate we have some understanding of how that process works um getting small businesses or getting something changed in you know getting zoning changed to accommodate your needs um I think that that takes a lot of um consideration for what's around it I think there's a a good time and place for everything I know that we're lacking in some areas um but you know I don't think so changing Zoning for everything is just is is the right answer it depends on what it is that's coming into town what what do the metrics look like how is it going to affect the surrounding neighborhoods or um what kind of tax revenue is it going to bring in so um depending on what it is I think I'd have a better answer for you but I do have opinions for that um I mean I'd love to see a Trader Joe's and all those things um but there is a time and a place I think that um keeping Washington City the likes you know small town USA Vibe that's that's really kind of what I loved from day one living here I hope that we can maintain that um but we all we also need some commercial we we need some tax revenue we need to be able to you know stay in our city and do our shopping in our city and have you know places for our children to you know run and grab an ice cream and not have to catch a bus to go do it you know so I think zoning and getting things passed is important when it's the right time in the right the right place well said one last question yes uh Jamie thanks for being here tonight thank you um my questions um is going to center around affordable housing you know that's been something that's been on the minds of a lot of people and especially in our area where we've seen residential homes go anywhere in the mid 700s they've relaxed a little bit recently you know as a city and we get some legislation from the state mandating adus and things to help curb that so what as a professional realtor what do you see as and I'm not asking you to solve the affordable housing price but just what are your thoughts on that and and how would we move forward or how would you be able to entertain that as a as a member of the Planning Commission um time I have I have hope want to stay and live here buy a home sooner than later um well he's 18. he did move out but he's renting so um uh I have I have noticed that you know we've we've improved in that area for sure um I know they're still gonna always be more need for that um but it seems right now that affordable housing isn't necessarily affordable um and that's kind of the General common you know um word that I hear is that gosh you know if these you know affordable housing 385 400 that's not affordable um I don't so I think it depends on what everyone's definition of affordable housing is I know that there's been grants a lot of loan programs that have really helped in that regard um but I don't know if we've got the jobs necessarily to accommodate the affordable housing typically you have affordable housing in big you know metropolitan areas where you have jobs that get people going and then hopefully they get in you know they buy a home and then you know like human nature they want to continue to grow and their families grow and then they take the next step um so I it's it's kind of I think we're kind of at this um Clash of still this small town but also um you know we're also trying to accommodate some of these bigger tech companies and you know um creating jobs that have incomes that allow people to buy their first home it's we're not quite there yet so I feel like I'd like to see affordable housing be more affordable and be in areas that work for those people who you know are getting those jobs that can afford those homes so I think we have some work to do there I it can happen very easily I just I know land costs are expensive construction's expensive so to get those homes to the prices that they need to be it's a little tough right now obviously interest rates are high there is there's like a lot of moving parts that don't make it super easy for the developers and for you know the buyers so but I yeah I see the need for sure um and yeah again it's one of those things where there's we've got to find the right place for it too great comments thank you thank you Jamie and thank you to each of you that um have applied for the playing commission it's likely that that appointment will be made at our next meeting which is on on June 28th and I've asked the recorder to quickly Let each of each of you know how that goes again it's not necessary to come to that meeting um but we appreciate you you're welcome to stay for the next hour if you want um as we move on or you're you're more than welcome to leave as well the next hour will be spent which is item three this is water utility and impact fees our assistant Public Works director who oversees water Lester Dalton is gonna is gonna present and I'm sure he'll invite some of the outside professional Consultants to come forward as well Lester thank you mayor thank you Council um our our Capital facilities plan for water we try and and revisit that about every five years we're at that Horizon we're already building facilities that were in our 10-year plan and even a little bit beyond that um we're horribly behind we need to get up to speed and and try and try and stay caught up with this um we've also noticed a tremendous increase in construction costs as of late um the last several years as well as we've seen some increases in our ability to produce the water and continue to to Market it for the current rate uh so um with that I'll kind of turn the time over to sunrise engineering they've put together a little side presentation we'll probably have some technical difficulties but we'll work through them um uh I also included in your packets uh for the entire uh Capital facilities plan um it's in its draft form right now we're looking for some feedback from the council uh tonight as to any concerns or items you would like us to dive in a little deeper too so with that I'll turn the time over to sunrise engineering we've got both Dustin Shafer as well as Blaine Worrell here um to kind of walk you through where we're at today Dustin Blake welcome thank you mayor council members it's a privilege to be here it's been too long and not only the white paint but a few new faces from the last time I was here um I'm Dustin Schaefer principal engineer with sunrise engineering Sunrise has been here in Washington City over at 300 West since 1996. I've been privileged to work on Washington City projects since I came down to 98 and it's really a privilege to be here I just wanted to uh just some brief introductions Lester mentioned about every five years or so there's a water Master Plan update and if you go back there was there was one in 99 and sometimes they come quicker there was another one right after in 2002 and 2009 and anyways so on so some have been a three-year some the last one was 2017 so it's been a little longer and as Lester mentioned there's been a lot of pressure on the city with growth with construction costs have gone up considerably uh and so this master plan the is going to be focus is focus and hopefully everybody's had a chance to to take a look at that and we'll go through the highlights in a in a fairly quick scenario here but it is focused on your water source capacity how much water you can deliver to your residence how much you can store you've got storage tanks throughout the system and then how you deliver that through pipelines and infrastructure all of those things and future improvements that come along with that are going to go directly into how your your user rates and your impact fees are developed and calculated uh Blaine Worrell here he's been the project manager and I'm going to let him he's worked very closely with Lester and your staff uh in developing this it's been really exciting because with your new with your new water Smart Meters there's a lot of great data where in the past it's been the the planning has been based on um State uh approximate figures and so on and we've got you've got really good data as far as what your your your everyday citizen uses so with that I'll let Blaine uh take this over as far as technical difficulties we've limited our liabilities by using Lester's laptop so if there's anything that goes wrong we'll put that on him let's see if I can get this to work your mouse is not it could be good foreign there we go perfect all right so uh just as a quick introduction Dustin pretty much gave everything that uh to introduce this but this is an update to the 2017 plan um some of the big changes that have happened since 2017 is one growth spin astronomical compared to what was projected back then Lester mentioned that he's currently working on things well outside the The Five-Year window that was planned in 2017. another factor is is costs I'm sure everybody knows that costs are insane compared to what we would expect based on normal inflation and so um as costs go up it also in fact affects everything else as far as revenues and and construction costs for the city um so as part of this master plan Dustin mentioned it involves analyzing The Source storage Distribution Systems we looked at the the growth rate um and actually looked at that next next slide which it's not showing up very big but uh we spent a lot of time with the city staff to really try to dial this in as best as possible so that going forward we don't have the same problems that we've had since 2017 um and tried to to Really nail down as best as can be guessed of what that growth rate will be to provide the city a best plan going forward um Dustin also mentioned the the great data that Lester now has access to based on uh current meter technology that he has he's able to get actual real-time time flow so Lester gave me spreadsheets of minute data flow going into the city so we were able to to track that down and provide accurate historical usage for the city which shows here over the last four years we have this data um being the average you know per eru which is an equivalent residential unit meaning each residency unit more or less uses approximately 15 or sorry 478 gallons per day based on the data we were given which equals to A down we can see about Fourteen and a half thousand gallons a month or 170 000 gallons in a year um looking at the the source for the city I know this is a big Topic in the in the county where we can find water um looking at the what the city currently has access to with the city's current sources and also what it currently purchase purchases and takes from uh the Conservancy District's water um there is enough source to get into the 10-year window uh just barely and then in the 20-year window there is a I can see on here there is a a shortage of about four and a half thousand gallons a minute of of required source and um and the on the downside there is and we'll talk about in a second but there's not a lot of source projects that's available for the city currently um there's Wells are kind of Tapped Out water rights aren't really available however So the plan really would be to get more water from the Conservancy District and really just to jump in and then before we unders we understand that right that's why once we're a part of that agreement and and we we rely on them and you're right we have drilled kind of our last Wells for the most part so no um yeah and so but there's a there's plans going forward we have recommendations in there to get more water from the consumer District in that in that 20-year planning Horizon um so I think it was looked at with storage uh storage capacity currently is a lot uh shorter than Source there's about cities about getting to the edge of where it is available on on storage there's enough storage currently for about another 3 700 um equivalent residential units and so that was a big F kind of a point to look at for our recommended improvements was getting more storage for the estimated growth that's that's coming for both the 10-year and the 20-year window on the distribution analysis we used a water modeling software to determine how the distribution system pipelines booster pumps things like that was able to handle one thing that's that's really unique and really cool actually with the data that Lester is able to provide us and and some new modeling software as part of this project we built the city a dynamic water model meaning that it can show real-time uh look as kind as the day goes in a given hour of the day what the system looks like where the tank levels are um and it's dialed in to show you know if certain valves are open prv sort of changes or pumps are turned on or off or if anything fails um what kind of impacts that has so that the city staff is able to um kind of plan for different scenarios and situations going forward and so all that leads to a list of recommended improvements if it's in that 20-year window and a lot of these are associated several tank projects then we also have trunk lines main transmission lines for those tanks as well as booster pump stations to get butter to those tanks one thing I do want to note is we do include a recommended installation time frame of these these are just estimated we don't have um you know there's no crystal ball to say exactly when these have to go in but this is the best the best estimation on current data data and also um so it's as time moves forward and growth happens in different areas these are are adjustable but this is the best oil provide at the moment so all of this recommend improvements and and data leads to how these are going to be paid for and and what kind of plan the city has to work um work with one aspect of that is the the user rates the monthly water bills and so with that I just want to show you so here's the existing user rate structure that the city has and we performed a user analysis showing what the projected expenses would be with these recommended recommendations and with with growth and and expected inflation rates and expected in inflated costs and what a a proposed user it would look like in comparison to what there is existing So currently based on the current average usage and the current user rate structure an average user in 2022 was paid roughly 40 46 dollars on and that's average across all users um and so I just wanted to take the next couple of slides to really break down what's in that user rate structure and how that that applies so there's multiple facets especially with the city's rate structure so one aspect is the Conservancy District charges as we talked mentioned earlier as the mayor mentioned that water is purchased from the district and one of the things the city has in the existing user rate structure which we're proposing going forward to continue is a portion of an oxycle go back to slide to show is this this portion right here um that is a a per thousand gallon charge of the Washington County conservator shouldn't charge and what this number is is every thousand gallons that the city purchased from the district has a cost uh currently I believe it's a dollar fifty four per thousand gallons but the city does not purchase all of its water from the Conservancy District in 2022 is about a 60 40 split 60 percent from the conservative District 40 from from City sources and so um the 96 cents that was in the existing plan was a weighted average that taking took into account the the city's cost to produce its water and the percentage that it provided to the city and the cost to get water from the district and the percentage from the district to create an average of what a user in the city would pay per thousand into that and so and that was done in the last master plan and this in this maximum update we've reevaluated those numbers with the increased percentage of the districts and the district's increased costs and we have provided a recommended increase which will show in the when I get to the the slideshow in the recommended user rates um we just show an increased rate for the Conservancy District one thing that is nice from the having the concerns District charge in there is that the Conservancy District raises its rate 10 cents every year and so the city historically has been able to increase that portion of the rate so the city's rates hasn't necessarily gone up it just reflects the change in uh the conservative districts charge as a kind of a direct pass through one thing I do want to mention is that it'll show up in the user rates is every every user in the city is charged a dollar 75 charge per month to go straight to the Conservancy District and so one thing I just want to go over quick is what the the philosophy is in developing user rates user rates are broken into on the city Side into two pieces there's a base rate and an overage rate the base rate is the the set charge that everybody pays based on their meter size per month regardless of how much water they use and the philosophy there is that this rate is set so that it covers all the fixed costs of the city so every every expense the city has regardless of how much water it produces is covered so if anything were to happen and the city didn't produce any water there's still costs associated with having the water department um operating and the infrastructure in the city and that is what covers those costs and then the overage rate is the amount of a user is charged based on how much water they use in a month and this is set on the philosophy here is to cover all expenses that are based on usage so utility rates you know the more that's used the more power is used to use pump stations some some facts some factors of of the expenses are based solely on how much water the the city is producing um so with that we we projected out using the city's existing [Music] um sees existing expenses from the last several years Financial reports uh projected those forwards projected those forward using inflation and um you know what we're observing in costs and plan costs such as the recommended improvements any new bonds needed things like that to come up with a total expense shown here and that is broken down as you look on the table to the right we have every line item of the expense is broken down to how much of that is fixed and how much of that is is varied and that's something we sat down with Lester and his staff um went down and and figured out what was was required for each of those to make sure the city is is getting the revenue that they that you guys need so taking that that expenses in in dividing each side of the fixed expenses and the varied expenses comes up with a new base rate and new overdrade so with this our the result of our analysis shows that a new base rate of 24.19 would be needed to cover the projected fixed costs of the system and then on overage if scroll down there we go overdright would be a 31.33 overage rate to be able to cover the those variable costs um to the system and so what this this results in is a user rate of a base rate of 24.19 an overdrade of 31 33 so an average rate of 55.52 cents and this is an average rate across the board for you know we're going to look at average so looking at low users and high-end users this would just be what the the average rate for the city to cover its expenses what was the base rate before I think I missed that it was 18. okay all right yeah and so what this results in is a approximately 9.50 increase from what it currently is for an average user um and so um I guess I'll stop there is any questions up to up to that point counsel any questions I've got a few but I think I'll wait till the till again I'll I'll kind of ask him in a specific order when we're done I think one thing just to point out maybe not a question is we recognize that the water rates are are low in our area and it's been an issue but it's never fun to see those go up but as we as we look for more source and it's not available and the inexpensive water isn't available this is sort of the reality of the future of water in our area and I I think everybody understands that but it just now we're putting it into Data that we can see that's that are dollar amounts that's important and so what we did is to go further from taking this average rate of 55 42 cents is to put that into the the tiered rate structure of how that reflects a given user and so the the philosophy there of what a tiered rate structure is instead of just paying everybody a flat rate is a tear structure gives a a charge per thousand gallons based on usage so the lower amount of water you use is a cheaper rate the more water you use it gets more expensive as you go up um and one of the the big things that this will do is uh helps can promote conservation as you know no one wants to pay more every month so it helps incentivize using less water and as you if you don't know if you were to see kind of the current conservation plans that are going out there some of the wording you'll see is an aggressive user rate structure and what they mean there is is just having a high-end tier structure so you were really incentives people to keep their their usage down which leads to my next point of conservation um it's it's a Hot Topic in the area everybody's pushing for it but there is a correlation between conservation and user rates that needs to be at least thought of and that is as as usage goes down the one factor that has is revenue Falls as well so if we set a user rate structure expecting to have a certain average average rate or average usage and the C doesn't achieve that average usage it may not cover hit the the revenues to cover its expenses and so working with the city staff we came up with a new approach um a new philosophy kind of to think about with with user rate and tiers to instead of uh using the not actually the next slide instead of using the average user rate which is what is historically been done to establish a used rate tier structure is to focus on the city's conservation goals and use that as a as a premise to start as the as the base so that even if or you should say when the city is able to hit its conservation goals it's not penalized by not having enough Revenue to cover its cover its expenses and So currently the city's average usage is around 14 300 gallons a month but if we were to look at the conservation plan that puts that usage down to about 12 200 gallons a month and so when we did our our tiers and our our proposed rate structures we were using the 12 000 um gallon number to try to make sure that revenues can stay where they need to be going forward and so next I have just a few slides on some some options that we've set forth these are just uh really just some available options the main thing is to hit that the average average rate but so here are some options this would be using the exact same tier structure that is that is there now with the same same break same number of tiers um it uses a 10 increase per per tier of 5 000 gallons I should say the one difference here is the original tier structure went zero to five thousand with implementing the conservation and talking to City staff we think we believe that the the first tier should be set at that 12 000 gallon Mark to basically say that that is The Benchmark for the conservation so as long as we if everybody falls into that first year we still have the revenue that that is needed the second option would be to to clean up I shouldn't say clean up but to simplify the the tiers reduce the number of tiers make them larger and this option has a larger increase per tier um in another the last option I provided is is a very tier increase starting at a 10 increase low and building up to a 50 increase really having a higher increase on the on the upper usage side and so what this here's just a snapshot of what this would look like for um the varying varying usage so if you had a low low use kind of fixed on single single resident household um currently they'd be paying about 26 dollars a month with this increase would be up to 37 and it wouldn't change um in the tiers same with uh you know someone that hit the conservation goals would go up to a 15 increase wouldn't vary in the in the options but as you notice as you get to the an average user or a high water user the increase in in Bill does increase um so here's just a couple slides that you have that shows a comparison oh go ahead can you go back for a minute yeah of course um so is this just based on them using the top usage like the 14 368 that's your number your 62 61 there so you're saying there's going to be an 18 increase on that usage for option one is that what you're saying correct yeah but I guess my question is is it is it using that 14 30 368 number or is it using yeah it's using the 14 because that's that's the usage but that's is that in the tier like that's the tier what tier is it in so that would so if I go back to say option one so 14 000 would be the first twelve thousands would be under the this 250 seven per thousand gallon and then the 268 for the remaining three like three and a half thousand gallons plus the base rate [Music] and the base rates based on the average or you're saying it's based on the if you're in tier one you would be off the 24 and 19 but if you're in tier two you'd be in the or the the overage the non sorry the the high usage one which is is that 62 67 on the I'm just trying to understand what the base rate is yeah the main street does not change for usage where did you get your base I mean I I know where you got your base rate from but what's your percentages on residential versus or low users versus high users um that just is straight from uh the tier so that has it's not really based on low user High users it's it's we have the low first tier set at twelve thousand so everyone that's under that twelve thousand pays the same and then every gallon you use over the over that is where it goes up which is what it does now now let me reformulate my question my question is the way you formulated this to get to the 55.53 right which is the average there's a percentage of high users and low users and you averaged it correct and you're saying everyone's base rates go into 55.53 is that not what you're saying on average yes so and that's where we brought in the conservation Factor so that would if we were to use today's number and everybody use the average um usage if we set it at fifty five dollars and and restructured this it would decrease costs it would but what would happen is as we hit that conservation Revenue would decrease to where it's no longer covering expenses does that answer your question it doesn't but the the reason why I bring it up is I'm just trying to understand the formula and how it got to the to the 55 because uh um because then you're you're setting the fixed rate at like an example of a 5 8 meter at twenty four dollars and 19 cents that's not 55 so what am I missing so that comes in the over so the overage average overage needs to be 33 dollars so your base rate is before you get anyone get that the thing that I'm not getting is that you're saying there's a base rate of 55 but then the base rate is 24.19 what am I missing total bill will be 55 average 55 is an average total bill for every customer so you're correct there will be some that are much lower and some that are much higher depending on their usage so where are we plugging in the 55 dollars then it doesn't get plugged in that's just the average that we have to maintain in order to run the system 55 . one more so so every uh three quarter inch meter residential meter the base rate is going to be twenty four dollars in the 19 19. he's speaking the mic sorry every base for every base rate every residential customer is going to be 24.19 and then and that's based on the fixed fees and then the next slide this is just an average looking at the entire system the total variable expenses this is the overage right so yes the overage would be 31. but the the later slide where where the table that Blaine got to that is just taking a snapshot of an example of someone that that uses five thousand gallons that's an example of someone that uses fourteen thousand yeah so they're they're all going to vary between you know some of them may may only their bill may only be 20 or 28 dollars a month and somebody's going to be 118 but overall and and it's kind of hard to say you know when you're doing an average for the whole system I mean without doing a really complex analysis of everybody's individual data you know what each one is that's kind of the first part's an average and then later we're talking about just snapshots of specific yeah and but you're just saying the 55 is the an average total is the average total is what you need to maintain your system right okay there we go any further questions on that well then back to this you're saying option one two and three are these just examples yeah they're just examples so is it two we're not like deciding an option okay you have to well what is it what is option one it's just different ways to four tiers you want to say it again no no it's just yeah it's based on the different tiers in fact here let me get to this slide that shows how the the next one this will show I'll just skip this slide for a second maybe if it lets me there we go um it's not really easy to see on this but um uh this shows how the rest of the system go for it regular Adobe that way you can pull it in tight enough councilman as they're searching through the slides I will just report my assignment to the waterwork group you'll notice in this slide right there there's a kind of a average tiering that reflects the the water districts work with the municipalities to encourage a conservation tier system so you'll kind of see where the where the districts experts had asked that things tear based on the month of when usage would be needed this slide shows how the rest or other communities in this city are in the county um do their tears it's not used so springdale's up here Ivins is green and hard to hard to see um right here here's to be the three different tier options we we have um but but ultimately these are options for the council to decide on how how to set that with the ultimate goal to be that 55 dollars as an average and then determine how much um conservation you want to encourage um by charging on the on the higher end because these numbers the higher end users are not really providing necessarily to that total they are compensating for the low end users a little bit um but it's trying to provide promote conservation so those that choose not to conserve are really just are paying for it and that provides the city with additional funds to pursue conservation efforts go ahead if I can add that that chart showed that all three of the options essentially perform the function that you need to get that average rate overall it's you can just see between that yellow and the blue and the red there's there's some differences in the level of um incentive I guess on the high end you can see that yellow that that option there uh is that three yeah yeah it gets a little higher on the higher usage and those would reflect what the what the council could decide going forward on how that would best reflect our in our city right yeah but but all three of the options ultimately generate the the amount of Revenue that's required um is there any anything else on user rates um before I go on impacts and you go back to those slides which one the one with the this one yeah just so on the current average user on option one it's 6261 but option three is the same but in the slide it didn't show that in which side well then your graph it always goes up so I'm just curious there is actually a little bit of because this option two goes up at a 25 increase continually and option three staggers it in the middle option two actually has a higher basically option two would charge higher in the middle and less it's almost more uniform and it's uh increase whereas option three is the more exponential and it's increase so if I were to go this is actually a good side to show that if you look at the bottom here zoom in a little bit nope that's the wrong button at the beginning their level and in the middle option actually is the higher um but then you get to the higher users option three is overtakes it option three is the blue option three is yellow so in the higher the option three is higher but in the middle option two is higher but these could be rearranged in any and reevaluate any anyway increased in between tiers is is desired with with keeping the the start of the tier at 12 000 gallons um that pretty much covers expenses and so how that's increased from there uh is is really the decision the Council of how to incentivize how much the council wants to incentivize so so what I guess it comes back to my original question and is that percentage-wise of the city and you might not have the answer I'm just in my mind like currently right now how many different tiers do we have yeah so we have nine what percentage in tier one is the city what percentage in tier two is the city I do not have that data I don't know if Lester knows anything on top of his head I doubt it we can get that for you we probably just have to have Britney pull up to let you know yeah I'm just curious because I'm just trying to understand where's our where's our big yeah we have those big violators right we know that I'm looking for what is the bulk of our city is it 24 000 is it 30 000 is it twelve thousand like what is the bulk of our city on right now currently so that's one of the things I'm looking for is just trying to understand who who we're affecting what this rate increase yeah so and and I agree nine tiers is a lot but I also don't want to have two tiers where it's like hey you hit this one gallon over all of a sudden you're getting hit super hard like I like tears I just and I don't know the best answer on if Nine's right or not I mean you do a lot of water Mass funds for a lot of communities what's what's what do you think Nine's probably on the high end of the number of tiers in the county it's between about five and seven is kind of it's average is what I was seeing okay and I think I think you could look through your billing data and find you know where the majority are uh I think you'll probably find it's going to be in that 15 to 20 000 range as far as usage the average with the average being driven down to the 14 by your your you know maybe seasonal customers or or in single individuals or whatnot do you provide any analysis for the rates how they best would be served in our city is that part of your your study the different rates how they would apply to answer councilman coates's question because like said we don't want to go over one and then be bumped to another tier that would I mean is that part of your analysis I'm asking if that's a city or is that part of your study how that would how that would um be played out as far as our residents in having to pay for the water is there a consideration for the cost and that's what I'm saying so I I think are you asking because my understanding is the water rates the first 12 000 you pay that and then the next 12 000 you pay a different whatever the tier is so you're only paying that first but does your base rate jump up when you hit that other tier no how are you determined your base rate then the base rate's 24 for everybody everybody now it would it will change it will change at least based on your current uh setup like if that's that's for a residential connection yeah a three-quarter inch meter for a one and a half inch meter That Base rate goes up proportional to that meter size and so on but otherwise That Base rate is the same for everybody um but like a tier I guess I think you probably followed if yeah you pay the base rate regardless the person that uses 20 000 gallons is going to play pay the the same rate for the first 12 000 gallons then they're going to pay a rate for the next 5 000 gallons a little bit for more for that and and so it's all calculated in there but everybody should be treated you know as far as the base rate goes I think it incentivizes you know keep it in that 12 000 conservation range so I oh I'm sorry you go ahead so you talked about a little bit of you know about raising the base rate and part of the reasoning for that is to cover some variable cost increases can you guys talk about that a little bit what are some of the increases we're seeing in the variable costs so on on variable costs the big one's going to be power increases so as power rates increase um you know you're one of the biggest expenses to the city on the variable cost is is running the wells running the pumps um and that is directly proportionate to how much water is being produced and so that's a variable cost that's that goes up other than that um there's some costs for I think we're having there's some repairs things like that um budgets that and construction costs go up uh material costs have gone up salaries go up on some and Ivy I just want to make sure I answer you at your question let me see if I can see what you're asking yeah um yeah we got an answer just like are you good yeah we're good Council we've got about 15 minutes before our hard stops so let's get you all the time any dance or ask any questions you'd like yeah we're not going to make it but but I I want to follow up because it we just went through this with our power Department as well and so one of the questions came up is we are looking at increasing our base rate based on we have a lot of Resort homes right they're not or they're I wouldn't shouldn't say Resort I should say some I'm gonna say winter homes for them that they don't get used all the time so is it more beneficial to look at increasing the base rate and not the water usage but because that's kind of what we did on the power side because there was homes that weren't being used but they were getting a better benefit than the the neighbor next to him who's there 20. all year round so it's just a thought I had while we were thinking of Base rates and I don't know if this is appropriate because they're using their water no matter what in the summer currently but the other thing I want to and it's just a thought so we don't need to dive into that but the other thing that I want to talk about is we are potentially bringing on some irrigation and then secondary water and so how does that affect the system when it comes into when someone dives into if they now have irrigation and it reduces our dollar amount that we need for maintaining because we still got to maintain these items and we gotta so it's just and and right now we don't have it right but we potentially might within this Five-Year Plan so and I just I just wanted to bring up one point um some of the direction that we gave sunrise on this right up front the base rate covers our fixed costs or fixed costs are associated with the system as it sits today we have to have these fixed costs in order to have the system there and available to provide the water when the time comes so that's where the fixed costs are that's what what establishes the base rate is this is the system this is the Personnel that we need to have for the system to be able to operate when the customer needs the water the second component that I directed them to is to make sure that when we hit our conservation goal that every gallon is paid for so one gallon comes out of the tap at any of the options at any of the tiers that gallon is paid for that all happens with the first tier every drop of gallon every drop of water that comes out of a tap onto a lawn anything is covered within that first tier anything above and beyond that first tier which is our conservation goal according to our conservation plan anything above and beyond that is we're looking to conserve down to that point and if we can serve down to that point every drop is still paid for we've covered the costs on each drop of water that comes out so that means if if every single home in Washington City only use 12 000 gallons you could cover your costs correct is that what you're saying okay that makes sense and that that was the whole premise behind um kind of the change that we've taken the the goals and everybody Washington Washington cities um everybody in Washington County is pushing these conservation goals there's going to come a time when if if we're not covering each and every individual drop that comes out out of a out of a faucet and we're looking for a high-end user to cover the guy that's being conservative we're going to end up in some Financial hardships because of that so that that's the reason for the the tier shift our our current tier structure the first here is from zero to five thousand gallons what I'm what I'm hoping to do is accomplish a tier shift we take that first year to 12 000 gallons and establish our conservation goal with that first tier it's all 100 covered I don't need a ninth tier user to cover the guy that was using 2 000 gallons a month anymore I don't need to have that ninth tier user anymore to cover that that shortfall so Lester wife while you're up though one of my thought processes thinking about this base rate is say it was a little more that covers that covers your cost but that doesn't cover replacement costs of the infrastructure so like I'm just a little because yeah we can and we have we haven't gotten to impact fees for those projects we need but we still have all this line in the ground that we got to pay pay to replace at some point in their at the end of its life wait it somewhat covers that with the depreciation of the system as an expense so it some of that is included once a line gets fully depreciated of course then we're not continuing to depreciate it but there there is some of that expense that's built into your to your base rate number of replacement value okay I'm just trying to build a little piggy bank to help us because we always seem like we're always short on funds for sewer and water projects because they're because they're not because on replacement and I think I think the other question that you're getting at that I heard you get into a little bit maybe we don't have the time but if we end up going with a secondary system then either the rate for the secondary system has to be lower than the culinary rate for our residents or they're not going to want to choose that secondary system well there's that but there's the other aspect of now say magically we had a secondary system and everybody magically turned it on one day half the requirement of water for that we currently have in our culinary system so it's a huge benefit to us oh again to what you you just said as I agree we have to make it so that that secondary can be affordable but what's funny what I don't want to get down is that we we set this base rate and we go down this road and then we bring on a secondary irrigation and the secondary irrigation now takes over and so how do we get that so it's because the goal is to keep irrigation low just I mean barely low even though it's the same infrastructure cost same maintenance cost but what you don't want to do is have the full culinary cost and then try to add on an irrigation we have to find a way to blend the two to make it palatable for our community members and I and I think those are really good discussions to have as we integrate that new system right now we kind of have to look at it like we don't we don't have it we may not have it so where do we want to go from here but you're right we may need to look at a rate study again when we integrate the the new system in so this isn't by any means this isn't going to be our rate for the next five years we can look at it every time we have changes to our system if we need to we also need to be careful with the base rate because there's people out there that can't afford an extra five dollars on their base rate because it comes out of their grocery bills so so we need to be careful and you don't think of those people too and and every year we get 10 extra cents from The District No Matter What or down a thousand gallons so these things just keep adding up so just well and then in the back of my mind what I've what I've always thought about when the irrigation if and when it does come online and all of them components come into play in my mind what we're really going to be looking at more than anything is the tears we're going to want to we're going to want to squeeze them tears down even farther and try and get them down to where we eliminate the outdoor watering with the culinary system the base rate our fixed costs are still going to be the same for the The Culinary system regardless that that's to cover the maintenance of the system that exists today Lester you just said a great thing because the 12 000 gallons is on the high end of it indoor use of the home correct it's not the low end but like example on my house during the winter months I'm I'm around 8 000 gallons a month and so I know that's when I have zero irrigation on outside so that so I guess we're not too far off if you based everything off that and and that was the premise on this is make sure that every gallon that goes out is covered so that we don't have to we're not we're not depending on high users to cover the shortfalls on the low users because that that's how it's been historically foreign Jeremy if if the council were to want to continue this discussion that they don't feel like there's time today what does it look like going forward to be able to have another discussion before we yeah I think this was really just to introduce the topic get everybody thinking I have some we have some information we can bring back we can we can work continue to work with Sunrise based on your comments tonight to kind of refine that but this isn't something we're trying to pass today or even next meeting we'll we'll keep having these discussions until we're comfortable I would like to just set up another work session and we need a special meeting I don't know if we need or just the next work session to just continue the discussion but it was a good discussion and it's I read the whole report it was a good report so I really appreciate it just and I'm sure mayor Staley would be happy to do that for us I think we've had a good discussion but you know this is something that we want to get right we do recognize the costs are going up Dustin do you want us I don't know if you have time but that we didn't touch on the impact fee if if you had two minutes we could just kind of at least put it in your minds we actually have five so let's go ahead and take two minutes and talk to everybody yeah I'll just go to that slide then so basically the existing impact fees are at twenty four hundred dollars currently um I'll skip the analysis part for now it is in the input in the master plan um but um what it comes down to is with those increased primarily with the increased costs of construction um the doing these projects in the 10-year window uh puts the the new available or the max possible impact fee at forty seven hundred dollars and we have basically 4 700 which is about double what it is currently one thing to really take note into that is I have a slide here that shows how this Stacks up with the rest of the cities in the community um the Washington City would be the first to be implementing a new impact fee since the increase we've seen over the last two years so it's going to look high comparatively but on the save would be the first to implement basically New Impact fee off those higher costs when was the last time you remind me when was the last time we looked at impact fees 2017. okay yeah I couldn't remember it was 17 or 18. so maybe just one quick question and I'm sure that maybe some of the residents may have had in fact you may need to answer this but in regards to the dollar and 75 cent surcharge that the Water Conservancy District charges every month what does that go to and what is it for just in case somebody has some questions about them the water district is the best entity to answer simply put what I understand from them though is that it is used to fund their conservation programs like the money they use for flip bits flip Blitz and some of the other conservation programs they they see the surcharge not as a revenue source to plan their operations that as a way to fund conservation and with the hope that at some point they're successful enough that there's not any surcharge Revenue I don't know that that's a reasonable assumption that it'll ever go to zero but it but yeah it's I could be thinking incorrectly about this charge but I believe it's it's also to find new water sourcing is one of the stated goals of that surcharge to create more water source but I could be wrong on that I just but thank you Council we've got two minutes do you have any other questions or anything you'd like to give for Direction so when they come back again maybe we can start our conversation where you'd like it to to start out my questions are all about numbers would it be appropriate to email those questions because they're very specific on the numbers and how you use those and how you got to those so yeah I was gonna I was just gonna say you could email those we're right down the street if you wanted to come by you're welcome anytime we can set up a time to do that I think it might if we if you talk to Mayor Staley it might be worth a special work meeting where we could not be in our suit coats and really get into the details a little bit have some time I know we have some work meetings that are coming up that are kind of full so it might be a a suggestion we'll we'll work with him some of my thoughts that I'd want to talk about is I want to talk about the pit a little bit it seems like those numbers have actually gone down I want to know if they're for conservation or if there's other factors in play and then um excuse me which number did you say the peaky instantaneous demand and then um for probably more for for Lester I wanted to kind of just talk and see if we've ever had any discussions regarding construction water and what that would look like if we were to start anytime I know we have to have another source but if that's ever been something that we've discussed in this I did have them look at that and there is a little bit of background on that Within These slides um you know the the harsh reality is the construction water even though it is a pretty significant hit um in hard times that construction water we turn it off I mean we've got everything in our in our drought management plan that we can turn that water off if we are if we had to keep everything coming through so I appreciate that Lester you always have the answers we appreciate sunrise for being here Dustin you've been here and uh and we look forward to continuing this conversation at a at a future date cancel anything before we adjourn our Workshop session okay looking for a motion to adjourn so I moved the councilman coach second second by councilman Mortensen all in favor aye thank you we stand adjourned and foreign we'll get started here Welcome to our newly remodeled council chambers new paint new flooring new chairs it's looking pretty good so we we had our first council meeting in here a few hours ago and and it worked out pretty good so you'll if you look around City Hall you'll notice that uh we don't have nearly the funding to build a new building but we do have funding to put new paint on the walls and new carpet on the floor would it when it's time so I think it looks pretty good today is Wednesday June 14th 2023 we are in the city council chambers as I mentioned for our regular meeting all of our meetings are broadcast and recorded and can be accessed at washingtoncity.org meetings our friend Linda Van Wert from the Buddhist Community who is part of the Interfaith Council will start our meeting Linda if you'd come forward please thank you I am hi and thank you for the invite I enjoy doing this um I'm going to lead just a short contemplation and prayer and at the very end we don't say Amen you're welcome to do that but I ring this little bell and you just imagine that it is spreading this prayer please close your eyes and breathe slowly just be here in this silence in the room all of us together when we open our hearts we find the one great heart may we bring this peace this compassion this wisdom into our busy daily lives may it Inspire our work May the work tonight benefit all and may everyone share in its fruits with gratitude thanks that was beautiful thank you at this time I'd like to invite Taylor David Brown from the Washington youth Council to come forward and lead us all in the Pledge of Allegiance Taylor please rise please take off your hats and salute the flag ready begin I pledge allegiance to the flag of the United States of America and to the Republic for which it stands one nation under God indivisible with liberty and justice for all thank you Taylor Council before I call for an approval of the agenda uh I'd like to just change the order of one item with your permission I'd recommend that we move item 7A a preliminary plot that we place that item behind or after item 11a as that agreement is a critical component of that the preliminary a plot and then for for your information we do have need to go to closed session for items 15a and 15b which are the purchase exchange release of property and pending or potential litigation if there's anything that I may have missed otherwise I'll be happy to entertain a motion I already make that motion to approve our Washington City Council regular meeting agenda for June 14th 2023. and would you just know item 7A coming after 11a and that's with the moving 7A to 11 a great we have a motion by councilman Ivy second and a second by councilman Martinson all in favor aye the agenda is approved we'll move on to the consent agenda and Council as you know the consent agenda has uh just brief items that are um typically not for discussion but if there's anything that you would like some clarification we can accommodate that or if there's anything you'd like pulled from the consent agenda let me know about that but otherwise um actually excuse me before we get to the consent agenda let me go through some announcements May June 5th was the mayor's cup and it was a great success we appreciate all those who made it possible including the Washington State Rotary Club and Washington Area Chamber in including the support of the Washington State youth Council you might find it interesting to note that we were able to donate over fifteen thousand dollars to the Utah food bank that stays here to Fight Hunger locally also just earlier this week on Monday May 12th we held the groundbreaking for the Washington Wills Park and that was a fantastic event we had a great turnout and that's going to be a wonderful regional park that has some unique amenities south of the Virgin River in the fields area as a matter of note Governor Cox at a special legislative session confirmed the updated municipal election dates in order to combine them with the special election to field Congressman Stewart's seat this change will move the primary election to September 15 5th which we will not have in our municipal election and the general election to November 21st and as a side note my recommendation is that we let all of the campaign signs be in St George and we wait till around October before we put any up here but it's up to you uh Father's Day don't forget Father's Day on June 18th and um you would I'm done teasing and then also Washington City Hall will be closed on Monday June 19th in observance of Juneteenth and there are some local events happening in observance of that federal holiday if you guys kind of search for those I know one that evening will be happening right here at Veterans Park council is there anything I missed on announcements that ought to be brought forward foreign I'm going to ask if there are any Declarations of abstentions and or conflicts seeing none we'll move on to item four which is what most of the crowd is here for this evening and that is going to be the introduction and oath of office for the incoming Washington City youth council members City recorder Tara Pence do you want to come forward and uh I guess you'll do the admission of the oath of office Carmen how would you like to us to introduce this group okay I'll take a little leeway here the youth Council has been around for how many years is it 13 this is the 13th year and this is the largest group in fact this year we'll have 29 youth from all residents of Washington City who go to either Pine View High School or Crimson Cliffs High School this youth Council has a great tradition of service and of mentorship and really most in fact All City events happen with the support and participation of the youth Council in fact many just community events that are outside of our city also happen with the support of the youth Council uh we graduated a large portion of our youth Council 15. and so we had a large number to replace we did keep some of the existing youth Council and those that are here who have who have been serving on the youth Council already if you'll just stand up and so we can recognize or raise your hand so we can recognize you raise your hands high I see Megan and Katie okay and there's a few others that have that have sort of so so you're here in support of of many of the new members but there's also many who are at girls camp and boy State and other things one thing I find interesting and and the parents who were just up at the Covington home heard this but this youth Council the the new group is chosen by the exiting group and so it was a few months ago that the departing group spent eight hours at the Covington home interviewing many very highly qualified candidates and it was their job to determine who would best represent Washington City and who would be willing to make that make that commitment and so we have a new group starting now uh we we're going to administer the oath of office to those in that are present will administer the oath of office later to those who are not able to be here and then on August 26th they'll have their Retreat and then in September they'll hit the ground running and incidentally this year they will be um they will be meeting right here in the council chambers on the first and third uh Wednesdays of the month so we're really excited to be able to host them and we promise to do everything we can to accommodate and support this this youth Council but before I invite the city recorder forward to uh to administer the oath of office I just want to read through the names of all of the new incoming members and then the incoming members present will have you come forward and and receive the oath of office so and when I read your name if you're here will you just uh stand please uh Megan Baird Benjamin the Hunan Courtney Boone Taylor Brown Cambria Bushnell Victoria de Lou Keaton Earl Cody esplin Grace Hatch Leah Hench I saw you there Leah yes Tyrell Hughes Josiah Morgan I saw Josiah yes Rachel Paxman Henry Roper Sylvia signaler Sophie Staley Tessa Stewart Kalina Tucker and summer casperson all right tariff you'll come forward now and make it official go ahead and stay standing youth counsel VES Escape all right we're gonna get a picture here but before we do that I just I want to recognize the leadership that that supports this youth Council Carmen has been with this group from day one and we just really feel fortunate to have her her leadership her mentorship and as I said earlier um this will just be not a great experience not only for each of you on the youth Council this will be an experience that you'll take throughout your lives it'll make you better citizens but it'll also just really benefit your families and and those you interact with it'll just deepen that sense of community and it just kind of bonds those Generations together so I want to recognize Carmen I also want to recognize the advisor former youth Council mayor uh let me make sure I say this right Chris Lynn crystalline and I really appreciate all the work that you do crystalline I know you're you're very involved and have done so really selflessly after that and also would be remiss if I didn't uh recognize the service of councilman casperson she puts in a lot of time and and service with the youth Council and and others on this Council have have served with the youth Council in the past and we appreciate their service as well um just a round of applause for the the leadership the guides these youth and parents we we really appreciate you um I want to invite here in just a second I'm going to invite the youth to come forward and take a picture together with with uh the city council and and then before you leave I just ask that you stay for uh the next item and then after that I'll excuse any who who are ready to to leave it'll be a brief item but we're staying for um so youth Council if you'll just come forward here all of you in the middle a new and existing youth Council and then city council let's come down and gather around them and then we'll get a picture and make sure one two three all right okay yeah we this uh this youth council is is the best in the state and not only do they not only do they make everything run in this community in terms of community events and gatherings but they also um they also go up during the legislative legislative session and interact and influence the policy makers that are making laws and so um and maybe let me just throw out a challenge to this new incoming group but I know we've got a big group this is the historically big and we'll we're going to expand our bylaws a little bit to accommodate 29 youth this year we we have plenty of room here we'll get we'll get a bigger bus next year when we go up North but um let me just throw a little bit of a challenge out to this this new group and and whether it's this year or next year but I would love to see this group come forward with some meaningful policy that makes a difference in the city and work either with your council member liaison or this entire Council and bring forward either some sort of an ordinance or a modification to an ordinance that is youth driven and that makes a difference in the community so kind of consider that in your executive meetings in your regular meetings and we'll kind of keep our eyes open too but I would love to see you uh instigate some policy that that makes a difference in our community last item that Council anything to say to youth Council before we go to the next item okay uh we have a proclamation and then I'll excuse you any any um to go I don't know if it's like this in your neighborhoods but in in mine I go up and down the street and and basically all summer I see Flags out on the streets in The Yards just waving and it just makes me so grateful to be an American when I see the colors red white and blue flying those flags high in the summer and considering that today is June 14th uh Flag Day I just like to read a proclamation just as a reminder to something that we all hold so dear and that's that American flag and just kind of encourage you to you know fly that and respect that is going but I'm going to go ahead and read that and then and then the council is going to go do all the all the heavy lifting here tonight this Proclamation says whereas on June 14 1777 the Continental Congress passed a resolution adopting a flag for our new nation the United States of America and whereas the resolution specified 13 alternating red and white stripes with 13 stars on a blue field representing representing the 13 original colonies and whereas the United States flag now Bears 50 stars representing the 50 states who make up the greatest nation on the Earth and whereas the United States flag has become a recognizable and the unwavering symbol of freedom democracy hope strength and abundance throughout the world and whereas from the Revolutionary War to the Modern Age countless American Service members have fought bravely under the symbol of our flag to preserve the values for which we stand and whereas every day the American flag instills Pride reminding us of the Liberties that we cherish and the blessings which God has bestowed upon Our Land now therefore I Crest daily mayor of Washington City along with the Washington City Council hereby Proclaim June 14 2023 as Flag Day in Washington City and urge all residents to observe this day by displaying the flag and honoring all who have served and sacrificed to preserve the freedoms that the American Flag represents in witness whereof I have here to set my hand and cause to be affixed the Great Seal of Washington City Utah this 14th day of June 2023. [Applause] youth Council parents now is the best part of the meeting you're welcome to uh to leave or stay but the best part of the meeting was was the the oath of office for the Youth Council thanks for being here you're going to do a great job foreign [Applause] all right we'll move along with the meeting item six consent agenda this is for approval of the minutes of the 5 24 23 and five 3123 Council meetings the board audit report for May 2023 final plots for red trails at Sunrise Valley phase three and an amended final plot for standing Rock phase one and also the award of the bid for the Washington Wills Park phase one Mass grading to Feller Enterprises in the amount of 1 million 44 255.69 Council was there uh any need to further discuss or remove an item for the consent agenda so mayor can we just uh item 1B or sorry 6 D just do that separate just so we can read the number off I've had a request to um I've had a motion to remove uh item 6D from the consent agenda do I have a second mayor just just one quick and I know this is probably just um over overshooting here but just want to make sure that all the conditions were met on those two uh final plots for the one is an amended final plat I'm sure staff's already careful duly noted let's Circle back to that I have a motion on the table to remove item 6D a word of bid from the consent agenda I'll second now have a second by councilman Henderson all in favor aye any opposed uh 6D Award of bid is removed from the consent agenda staff you heard the councilman's uh question about all conditions being met on these final Platz Eldon do you want to talk to that or is there someone else I definitely can't speak to it um they are in line to meet all those conditions upon recording you comfortable that councilman or you have further questions upon so they'll be met upon recording whether they're not met as of right now they're in line to to be in concurrence with with those conditions yes as long as staff is okay with with that we'll follow through I think yeah that as well no I appreciate that councilman I appreciate the way you do your homework um I'll be the last signature on that and I'll ask that question to staff before I sign thank you Council further questions or clarifications on the consent agenda if not I'll call for a motion to approve yeah I'll make a motion that we approve the consent agenda for items 6A 6B and 6c have a motion by councilman Coates as stated I'll second that second by councilman Martinson all in favor aye any opposed consent consent agenda items 6A 6B and 6c are approved we'll move on to uh Award of bid item 6D this is consideration to award the bid for the Washington Wills Park phase one Mass grading to Feller Enterprises in the amount of 1 million forty four thousand two hundred fifty five dollars sixty nine cents councilman Colts councilman one of you thank you councilman appreciate that very thoughtful mayor Haywood uh make a motion that we award the bid of Washington Willis Park phase one Mass grading to Feller Enterprises in the amount stated have a motion by councilman Ivy do I have a second I'll second that and I think it also maybe talk about how the bid came in much lower than the engineers estimate so Barry oh we don't want to jinx any future bids but I agree with councilman Henderson this was good news we are very excited I Monday I felt like a million dollars yeah literally I felt really good uh the low bid of course we we just talked about it was was Feller at one million 44 000. we had four bids between um that price and 1.2 million so it was a real good competitive bid I think the the bid uh just above fillers was JP we all know them they were forty thousand dollars more so it was very competitive very close and uh the the high bid was 2.2 million which is way above you know those four but we felt really good about it um and they're excited for this for this project yeah and Barry while you're there just for the record talk a little bit about what this mask writing is going to do you mentioned it briefly the other night at the groundbreaking but talk about what this is going to do so this project is in a in a flood Basin we all know that uh we as our design want to raise our 14 acres two feet it'll keep us um a lot safer a lot better if we have water in there the as you know it's it's in the basement and so we have to keep the same volume in that Basin in all the work that we do and uh and so in doing that we're going to mass grade we we have permission from the BLM to do this this is part of the um the maintenance agreement to maintain that that Basin and so we took advantage of that have approval to do that and so we're gonna we're gonna masquerade clear down below we we do have some preliminary plans for some things we'd like to do in the future and so uh as part of this grading we will grade four of those plans also so that'll help us in the future if that happens we're still working through those things to get that accomplished um but but that's one step closer so we're glad about that and they have to import material or is it all on so this is this is all on site um we would like to we'll have to see how it comes out I would like to export some because that'll help us down the road but we'll have to find out when it all comes together when you when you move dirt it it changes a little bit and so your volumes will have to see what those volumes are when we when we do the work but we're excited about this we're excited to to get going uh toward this and then and then um start in July yeah start in July Barry you're doing a great job this is you know we uh we appreciate we recognize all the work that has got us to this point um I think this Council loves the fact that this park is being built um in a flood plain on donated ground um on property that really couldn't be used for anything else so we'll we'll make it a nice public space um thank you thank you thank you for your support in all of it okay I think we have a motion and a second on the table do we still have one on the table um all in favor aye aye any opposed the bid is awarded to Feller Enterprises and then Council just for for my help um going forward with a word of bids to you I prefer that to be on the consent agenda being pulled or to typically be a separate line item I would like it just after the consent agenda to have it after the consent agenda but a separate line item under bids yeah it's just it's just good to be able to talk about the numbers and and so that we if there's any questions that we may have received from citizens that we can ask them at that point where we probably know about it but we may have been asking questions so I'd prefer it sounds good I've noticed that happened on the last two or three so Tara a recorder if you'll just make a note of that that after consent agendas if we have um Award of bids if you'll make that a separate line item thank you Council um as noted we're going to move item 7A after item 11a so we're going to move on to item 8A which is a conditional use permit this is consideration to approve the conditional use permit C Dash 23-06 to locate a four-story hotel at 84 North Primavera Lane the applicant who I see here is a reflect architecture LLC uh Eldon Gibbs city planner will give staff report and we'll open it up to the council and then to the applicant before voting Eldon thank you mayor council the applicant is requesting approval of a conditional use permit to build a hotel located at 84 North primaveri Lane zoning regulations require hotels to obtain an approved conditional use permit the applicant is proposing a hotel with 123 rooms The Proposal includes 145 parking spaces which satisfies the parking requirements the hotel did receive a 60-foot height waiver by the city council on January 12th of 2022 and the proposal in front of us today includes a building height of 57 feet 10 inches tall the parcel is zoned service commercial the area is designated in the general plan as Regional commercial staff has reviewed the proposed project and finds that it meets the standards as outlined in the general plan and zoning ordinance the building elevation and finishes are aesthetically pleasing and appears that this development will be a welcomed addition to the city Planning Commission reviewed this request on June 7th 2024 and unanimously recommended approval of C Dash 23-06 allowing for a hotel to be located at 84 North Primavera Lane and that was on to the city council and based on the following conditions as seen in your pack up we can scroll through these elevations here this first one's a site plan front view of the hotel yes Water Park area hold on a second there's a little bit of a pool and a little bit of a lazy river I shouldn't say park with that but thanks Eldon it's keeping you honest buddy thank you here's the elevations here Stone uh it's a party plank metal soffit and fascia stucco and then the floor plans which we really don't dig into some non-colored elevations and I'll go back to the site plan and I'm happy to answer any questions you may have at this time Council what questions you have for Eldon at this time I just like to invite the applicants representative to come forward and if you'll just state your name for the record and maybe fill just a few questions on this we know you but state your name for the record again absolutely Derek Wiggins reflect architecture good to see you Derek here yeah um did you design this yes absolutely it's a fantastic site plan it's a great elevation it's really really nice work I don't think I particularly love that that stone that you selected there and it's just yeah that's right aesthetic appeal we're excited for it so so the owners they actually own the hotel just north of this as well and I know they're equally as excited to have a second property here and that one's the Spring Hill Suites and this will be the Residence Inn correct a Residence Inn Council what questions you have for for Derek the architect so the the question I have is on the the golf setting that you're extending is it matching the existing yes if it'll be the same manufacturer color everything okay just want to make sure we're not changing things up like that you didn't want pink well I'm just worried I'll hit it more mayor I don't have a question but just a statement that I'm happy to have another 123 rooms available in Washington the city here soon so pending approved well said further discussion on this I think I mean we're going to go easy on Derek usually we're really hard on him we're going to go easy on him tonight that'd be nice this is what happens when you have a great Utah history teacher right it's become a great architect all right Dad so absolutely well well done just thank you this is a great project uh appreciate you being here tonight Council I'm happy to entertain a motion I'll make a motion that we approve conditional use permit c-23-06 to locate the uh the four-story hotel at 84 North Primavera Lane I have a motion by councilman Colts here I'm happy to second that motion second by councilman Ivy let's go roll call we'll start with Martinson aye Henderson I coach aye Ivy aye casperson hi that is approved unanimously and in record time have a great rest of your evening Garrett item nine resolution 9A is consideration to approve a resolution requesting the Washington County Commission enact and present the ballot proposition to the voters a sales tax up to one percent to fund the provision of Emergency Medical Services provided by Washington City Jeremy red will present on this we did have a work session on this uh three weeks ago at our meeting I'm going to have asked Jeremy to present on this again before we have uh additional discussion city manager thanks mayor I appreciate that um like the mayor mentioned we did have a work session on this two weeks ago but there are people here who weren't present then and I think it's just a good refresher to go back over it if I go too quickly or I'm going too slowly through it move me along let me know what you'd like I'm going to show a couple of maps to start off with just to give some context to the discussion this map this everything in purple you'll recognize as as really our current city boundaries if we zoom out a little bit you can see all the way down to the airport on the south and this this map represents our current five mile by Road response for fire so if we have a fire in our city we currently have two three fire stations that protect our city 61 that's on Buena Vista 62 on on Washington Dam Road and 64-46 that's in Coral Canyon so you can see based on those the location of those three fire stations we have currently everything within a five mile road radius covered for our committee so that affects our ISO rating which is our safety rating for insurance coverage for fire insurance so I think it's important to kind of recognize that we're doing a good job one one thing that we mentioned is that we have upgraded our fire department we've added we've added trucks we've added engines and we've more most importantly added firefighters to be able to to reach this three years ago we were you know 62 was not fully staffed so although we had the five mile range we didn't always have firefighters who are who are available to respond and that it's part of switching from part-time and and volunteer to a full-time Department um the second map I'm going to show you is the four minute drive time analysis so now when you start into let's let's move away from fire a little bit move into EMS what EMS looks at is can they get to a patient within four minutes and so we as the city grows as traffic increases but mostly As we add more residents in in various places throughout our city this is the map that becomes a little bit tougher to to implement so you can see the the white circles are three existing fire stations and you can see some fairly large gaps if you can see my my cursor here there's a large a large gap here in Sienna Hills that is tough to reach within four minutes and then as you head south into Washington Fields you start to get past four minutes for the the south end of the Field stooky farm and and the areas further south towards the airport we we don't have that four minute coverage I think it's important to mention um a little bit different than St George St George has an agreement with Gold Cross Washington City has no agreement with Gold Cross to provide Ambulance Service in our city gold cross does provide Ambulance Service to everything west of Washington Parkway and that is not by agreement but just because they have extra capacity but they do not have any ambulances that are stationed in Washington City the closest ambulances they have stationed are at their office near Costco so they're they're on the edge on the west edge of our community but but they're not there and so have you tried to work with them to get in we haven't spent any time trying to dig okay um so essentially what happens right now and we have some firefighters here in Chief Evans he was gone last time so if you need to pipe in at all and correct any misstatements please do right now our firefighters get called out to the EMS calls and and they're really the first response when there's an EMS emergency in our city and uh according to Chief Evans about 80 percent of the time our firefighters reach the patient ahead of gold cross the only time they wouldn't really is if they were already in the area for some reason they had already left a call and they happened to be closer and out and then usually gold cross is somewhere between four to 12 minutes behind are our first response so so the current situation is our fire department responds they provide the first care to the to the patient and then gold cross will come at a future time minutes later and and provide any additional um service they need and then transport them to the hospital that also means that gold cross does all the billing we don't currently bill for any EMS that happens within our community if I said anything wrong so far I'm doing pretty good so far so that this is our current drive time analysis and you can see if if we want to continue down this path we we really it's incumbent upon us to find ways to fill those gaps at some future time so the third map is a proposed four-minute drive time analysis if we were to add the two additional fire stations that we feel we need in order to fill those gaps in coverage and the city council is fairly aware of this but the city has purchased property on Washington Parkway to put in what's what would be considered a Sienna Hills fire station that's just next to the settlers Point RV park on Washington Parkway and this South Red Dot is a proposed fire station in the Stucky Farm PCD Jeremy move a little bit but we have um can you talk just a little bit unless you're applying too later can you talk to us a little bit about the shared station 6446 and the EMS coverage on the east side of our city yes so station 64 is up here I think most of you are aware it's it's located in Coral Canyon it's right on the border of Washington and hurricane and it's a it's a 50 50 station so Washington City pays for half of the cost and we staff half of the firefighters in station 64. Hurricane Valley fire handles EMS coverage in in the Hurricane Valley area and on the east side of our community so everything east of Washington Parkway so if you know currently that's how that's handled so we pay for half of the cost and we cover half of the half of the bad power and that's been a a great Arrangement because not only are we sharing the facility but we're sharing the Staffing and the apparatus so that's been been a a prudent use taxpayer dollars in that particular station especially well absolutely especially when we talk about our ladder truck and some of those things yeah yeah we just spent a million dollars on the ladder truck but we were able to split that cost with with Hurricane Valley and station that truck in 64. so what I'm trying to get out in this map is we do have plans future plans for two new fire stations that would fill those gaps now as you discussed if if we decide to go a different route and we're only interested in fire coverage alone not trying to cover that EMS Gap then we go back to different Maps we look at more of the form of the Five Mile Road mileage coverage but if we're trying to if we're trying to fill EMS gaps we need to get to those patients within that four minute time period on average to really make sure that we're giving them the service they need so so that is those are kind of the maps and we can refer back to those if if we need to um let me pull up this presentation now oops you could put in the beginning it helps so let's talk a little bit about our current funding and and Brian's here if you have any questions about that this is our 2023 2024 fiscal year budget that you just approved you can see that our sales tax we estimate we will bring in about 10 million dollars in sales tax in this upcoming year and a little bit over 4.4 million dollars in property tax so 14 million four hundred and seventy thousand essentially in in sales and property taxes for Washington City and our 2024 police and fire budget is is budgeted at just over 13 million dollars so you can see that leaves us just one million four hundred fifty four thousand dollars in tax revenue for of plea of property and sales tax that are available to fund other City departments such as Park Street Cemetery all the other things that you think of as as Government Services um since the last time we talked we Brian put together some numbers for me but you can see that Washington that's about 90 of that sales and property tax that we have allocated to Public Safety hurricane is 73 currently and that's that is because of the hurricane Valley fire district they do not hurricane city does not contribute any of their their budget towards fire that is covered by the district and they have an additional property tax so their their property tax is about double what it is in Washington City if you include their city tax and their Hurricane Valley fire tags but then the city doesn't doesn't cover any portion of fire so there are about 73 percent of that number covering police only and St George they're the last number that we had for them was 83 percent so that kind of gives you an idea of of in my mind Washington City has budgeted and prioritized police and fire I don't I don't know how else you explain explain it other than that that's the way I would I would characterize it and I and I don't think that that's not appropriate but but we've done that to a greater extent than our neighbors so when we're looking out at those the time Horizon and planning ahead for our future needs uh Chief Evans would tell you this is more of an eight-year timeline I would say 10 I even snuck in 12 just to give us just to give us some uh some leeway there but if that is the intention that the city council would like to continue on that path and and continue that EMS portion we we need to continue towards those additional fire stations additional apparatus Personnel the two new stations and then we know that we have additional remodel expenses at station 62. um earlier I think most of you in the audience weren't here for our work session but we talked a little bit about impact fees for water and we've seen exactly the same thing happen with our with our fire fees when we when we set up some of these it was interesting to look back in I think it was 2007 uh we had we had budgeted and done an impact fee analysis and I think they they put in 750 000 for each of those fire stations so then we redid it again and of course they they increased those amounts but as as we continue to push those off the the cost of building these just continues to go up so at some point we we need to decide that we're going to do it or we're or we're not going to worry about being in the EMS or we're going to I guess let's put it this way not doing it is a choice to decrease our service levels we won't be able to continue to meet all of our residents in four minutes unless we do something to increase uh the the proximity to those residents So based on this between eight and 12 year time Horizon I set this around 12 years you're looking at 29 million 806 000 in additional funding that we need over the course of that of that time so you're looking at at that breakdown right there additionally really looking around three million dollars a year is the gap we're trying to fill in order to make those those numbers work out any questions so far yeah I have a question so you talked about four minutes you talked about ISO rating what does that do for homeowners insurance if somebody is without with it without the four minutes they're six minutes away from from a fire station how's that map how's that timed what do the insurance companies take into account and what does that do for US citizens insurance rate if they're at six minutes or seven minutes yeah you're gonna get out of my expertise a little bit but I'll I'll give you my best shot Chief Evans will probably help us out but essentially your your ISO rating is a number between one and 10 the lower the rating the the better the coverage is in your community and the lower your insurance costs will be so as you start to get further away or as the city's rating goes down then then those insurance rates go up so it they look at all sorts of things this is one of them they look at you know your proximity to fire hydrants your proximity to to these kind of things so but this is an important part of that right now we are a two I'm going off a memory here right now where we have an ISO rating of two and uh the only the only city with a higher ISO rated than us currently is Salt Lake City and they're a one we don't expect that we will stay at a two we think that's probably a little bit a little bit overrated and and we expect that to go down but we don't want it to go down so far that it starts to cost our residents our residents in their insurance costs yeah we so yeah you had actually before we opened station 64 cork Canyon was rated as a nine and the rest of the city was rated at a six um and so the residents of Coral Canyon got a letter there were only two insurance companies that would insure their homes if you hit a 10 you're not insurable so if you get outside the five road miles those pieces at the South End of the town they likely there's there's some water system pieces to that that might make it possible um but the people that really see the biggest impact are commercial um and uh and significant size companies won't come based on that number if it gets too big it costs them too much and they just won't come then what would you your experience what would you say that number is is it a three is it a four is it a five is it it definitely depends on the size but it does seem to be that if you're somewhere in that four to five range and it's uh you know you're you're pretty much in the running there so and there was another city that I I think it was Leighton uh that just went till one to move to one it's it's we those numbers would be significantly higher you you have to want it and uh and go for it and most uh even uh some of the iso professionals say it's doesn't really gain you enough especially going from a two to a one John the other challenge when you talk about the four minutes is that's it's the medical side as well because it's really six minutes that we look at uh in six minutes without oxygen brain damage starts to occur and uh you have 10 minutes and the brain's dead and there's nothing you can do to help somebody um and of course you got to have a few minutes in there for him to call 9-1-1 and trucks to go and and that's where that comes from but it really parallels on the fire side as well and a PA standard is 1710 and they put you at four minutes to 90 of your response area so it kind of hits you on on both sides the hard number that hits you in the in the checkbook is the iso rating that's the thyroid miles so when was the last uh impact be study what year was that so I have a slide for that but it was 2020. um we we looked at Public Safety aside Chief if you'll just stay there or stay close and Jeremy maybe continue no you don't even have to skip your presentation I'll just hold off to my question I I just like to adjust to you so here we go so our last Public Safety impact fee was done in 2020 and and Washington Fields this was a question that councilwoman casperson had at our last meeting did we include any fire stations in our last in our last update and we did we included a Washington Fields fire station the problem is if you remember the way that impact fees work you can only so it was 1.36 square feet per residential unit was our current level of service and we can only charge impact fee on some on a facility that will keep us in that 1.36 square feet per residential unit and at that point only 148 thousand dollars of that fire station was deemed as an eligible cost so you get the complexity here as soon as we try to add another fire station we get ahead of the 1.36 per square foot and it's not eligible for impact fee but once you build it then your new impact fee study will take into account that larger service and everybody who comes in after that will pay to maintain that that level of coverage does that make any sense and when we when we did this impact fee that when the sunrise did the study um oh I remember right it was six to eight months by the time it was finished all the numbers were already bad um the everything had started to change at that point in time and we knew what we had was was really not what we needed anymore um and uh but it was another six to eight months and so we we moved up with that but I knew it needed to really go right back for another study okay so that's the impact fee piece don't go too far away just stay right there they prefer to look at you while I talk anyway so that's so that's the time Horizon and that's the uh the number to to recognize on this slide is the three million dollars per year that we would need to meet that time Horizon so I make a comment on that last slide yes so after we went to the station 62 I don't feel like we need five million dollars to remodel that I would change that to about three hundred thousand and uh I can see a need to remodel the living area a little bit and to add some living area but I don't see a need to spend five million dollars on it okay like a tear down type remodel I'm just not seeing it so something it's a really valid and a good comment I think as far as yeah we'll look a lot more as far as putting together the plan but it uh I think that's where we have some ability to go from you know to move that number up and down as we're able to save some money or if costs decrease or we see other additional changes as we move forward excuse me so a couple of different options if you're interested in filling that Gap I'm trying to give you some ideas of what could possibly happen property tax increase you saw St George look at this route last year you saw Hurricane Valley fire go down this road a little bit last year our current property tax revenue is 4.4 million dollars so if you're looking to to fund that gap of somewhere in that three million dollar range you know doing it through property tax increases would would be a pretty hefty property tax increase and I the assumption that I made here was a 20 property tax increase every other year for 10 years a pretty standard way of doing it um it would it would increase the revenue to be able to cover that like I said it's it's pretty unpopular uh people do not like property tax increases they they hit only your current residence it's just it didn't work last year for St George or Hurricane Valley it wasn't a road that they ended up completing once they started down that road um the the resolution that we're here to talk about today is is tied to House Bill 392 which was just enacted this year for Washington County that is a voter approved EMS sales tax which allows a city or a municipality or a district somebody who who provides EMS service to Levy up to a one percent sales tax specifically tied to EMS protection it would have to be voter approved I think it's important to recognize this is not one that the council can do you don't have the authority to implement it it must go to a to a vote of the people the legislature is not given that authority to to an elected body you can go up to one percent so in the calculations that I put together here I think a quarter percent which would be um 20 25 cents on a hundred dollar purchase would be a a good starting point for us and a place where once we if we implemented that and we started taking on more of that EMS role ourselves then that gives us a chance to look and see what kind of Revenue we might be able to bring in from the EMS piece and adjust that up or down as necessary Jeremy yeah is that 2.5 million per year per year okay thank you and and that number is a little bit tough to pin down because it only it's only generated on the portion that that is generated within Washington City so it doesn't apply to the portion that is the the fund that we that we pull out of for the other half of the sales tax so it's our portion and then there's some exclusions to it some things are not subject to this tax Jeremy do you know which Hurricane Valley Cities have passed resolutions and you know if there are any other cities in Washington County that have discussed this and maybe so felt not to go this route uh you'll have to help me on the Hurricane Valley from what I understand the district had the the authority to do that and so they did that for all the municipalities within the district and then Santa Clara and Ivins did so they've just elected to put it on the ballot or did Hurricane Valley have the authority to just increase no to put it on the ballot so put it on the ballot yeah okay so the cities didn't vote on it the city councils it was a hurricane Valley fire district that did it which is basically the cities that's who makes up the board okay yeah Santa Clara did it as a city you say Ivins did as a City Santa Clara and Ivins are um I'm not aware of Saint George having had this discussion so I think they've had it internally but they haven't then brought it to their to their Council as far as I'm aware and is this a sales tax increase across the board so if I go down to Walmart and buy food it's so food is specifically excluded from from this particular tax okay but but more or less everything else that you buy would would okay include this so if you bought non-food items at Walmart a lot of what about candy check on candy for you I just want to clarify you know I mean there's a lot of candy in my house so I just in and out and I because it's processed food so we mean grocery store is what my understanding of it is is grocery purchasing grocery store not usually at grocery there's a difference too between grocery items and prepared food but but yeah essentially um the other option and I think it is an option but I think it's worth recognizing like I said if we don't do something we're making a choice as well and that's just to stick with the status quo which we've we've been successful with to this point um we saw our fire coverage map we're able to cover within five road miles but as we continue to to add more we there are really some imminent growth areas in our city that are here or they're they're right at our doorstep sometimes when we do these Master plans we're guessing where we think that growth might be we know that growth by the airport is here I mean it's it's going to happen it's going to happen this year we no Long Valley is here we know that Siena Hills is here we you know the places that we're lacking are not we're not betting on the on the option of them coming they're here Jeremy let me ask a question so I know this conversation has come up because of new legislation that happened this year what was our plan for moving forward last year before this legislation ever happened you know how are we going to pay the bills at that point I know that we had a plan and what was it prior to this legislation this this was really the plan and we've been working that plan for the last two and a half years that I've been here with with Chief Evans which is prioritizing Public Safety and adding new firefighters I think we've added at least three per year every year sometimes more and and so we've we've been filling those gaps and and that is the status co-option um look look at the new Public Safety master plan I think if we decide that we want to go the status quo route we certainly need to update the master plan with the new with the new fire stations and with the new costs the problem like I mentioned is that increase in service levels can't be funded out of out of uh impact fees so we're going to be in a in a spot that's somewhat similar we're going to be able to capture some of that but certainly not all um it's it's not the the and I'll be all so what we will do is we'll continue to push the sales tax uh levers that we have you know we we would continue to approve uh neighborhood commercial and and Auto Mall projects and really do whatever we could to try to to uh collect as much sales tax as we possibly could but that means again we've we've all sat here when residents come in and say I'm fine driving to St George to get my groceries don't put a grocery store near me so we have we have to balance those things we have to look at that there's there's no real way to send all of our sales tax to St George and and continue to to look at this option so Jeremy each time a new home is built each time a new uh commercial project is built we have increased Revenue to go towards this right we get we get 416 dollars every time a home is built in Washington towards this now the bulk of that goes to pay for our debt on the police station and then a small amount goes towards new new fire engines things like that that we've budgeted in the master plan for fire so we do expect if this doesn't pass if we decide to go with the status quo option we will have additional funding coming in especially if we kick up our commercial development a notch yes I mean I would say it's not guaranteed but we have seen increases but most likely we've seen increases each year um it'll be it would really we we could run some numbers for you but it would take that where I'm saying eight to 12 years and it's going to stretch it out so if you have to build a new fire station we're trying to do that out of our own sales tax money you know how far does that stretch that that next station and then when does the second one come you're you're probably putting it more on a 20 plus year path to get done what we're looking to get done I just because the problem is you can't take all of your increased sales tax and give it to Public Safety either you know people want they need the potholes fixed they need the they demand the parks and the trails and all the other things right but it'll increase you know the same percentages that it has always increased and right now we're okay and we're not in an emergency situation right now is that correct no no I don't I don't want anybody to walk away thinking we're in an emergency right certainly not but but you know the I think one of the things that's been great about Washington City is we don't wait until we're in the emergency we're trying to look ahead and say what is our planet and again any of these options are viable plans they just come with pluses and minuses so the minus to the status co-option is the time just going to be a much longer time Horizon and that kind of leads into what my question is um what's the latest date to get this on the ballot if we if we uh because I have some other questions I want to ask but I want to know that question first well I don't know the drop dead date but I think pushing the election back helped us a little bit I imagine we have a few more weeks if we want to do that do you know a drop dead date they've asked for it by July 1st okay so is this this so does this need to be dealt with I mean addressed this year because we just finished our our fiscal budget and it would seem like it would be really wise to have this discussion as we approve our fiscal budget rather than than after I mean we probably had discussion I don't remember those but um you know I was I I was very clear in our in our workshop and for me where I'm at is you know tax increases they're not popular but sometimes they're necessary but you know Washington City is the second lowest tax levity level Levy in the entire State and that's because of a reason we do do more you know with less but I also feel like as a city council member that our duty isn't just to inform the citizens what we're doing but to ask them what they would like us to do and I don't feel like that we've got that input yet for me personally I don't feel like that there's a risk not to to move forward tonight you know you mentioned this red choosing not to expand is to choose a decrease in our EMS Services levels but the key or the caveat to that is over time so to me it just seems a little bit rushed um not that anyone that knows me knows my support for for Public Safety I've and I hope that that is being conveyed but fundamentally our biggest responsibility is to our citizens and what they would like to have happen or what they would like to see happen but for me personally you know what I asked for in our Workshop you know and I said I'll never say never my mom told me not to never say that but it would have to be very compelling I would need considers an input I'd need compelling data I need to look in the couch cushions before you know I could just move forward with a tax increase no matter how nominal the cost would be because we have pried ourselves on that over a year over time that we're going to do more with less and we have but I want to know if now's that exact time or if this is the starting discussion because I'm just feeling a little bit pressed with this is my failing Council can I can I make a comment just to address when you talked about timing so the way that this would work timing wise is if the council asked to have it put on the ballot in my mind where you collect the input of your residences when they go and vote on it right now you're going to hear the input from all of your residents not just those who are more active in your community you're going to hear whether this is the way that your residents want to fund or whether they would like you to look for a different option so that that's how you hear the residents as far as timing if it went on the ballot in November it wouldn't be active until the first of 2024 and then there's always a three month lag between the time that a sales taxes is implemented and it starts to come to the city so you're really looking at your next year's budget as the budget that this would be implemented so at this point as far as budgeting we would know whether or not the tax was implemented and then we would budget for it in the next cycle or we would choose a different option I just want to add my thoughts right now I really appreciate councilman Henderson's questions and um I have great support for our fire department in a lot of respect for you Chief and I feel that in our community too I see it in our community the great respect and support for for you and for every um fire fighter and but I'm just I just did not support the increase in taxes and so I uh I'm not in support of this resolution but I'm obviously I'm very supportive of you and the work that you do in our community and I feel that in our community as well from our residents so I have I have some more questions I appreciate those those words uh councilwoman casperson um and I feel the same way I don't I don't want to increase taxes I I'm I hate it but sometimes I'm looking at quality of life right we implemented a wrap tax just help boost our quality of life in our parks and I look at this and I'm like well is this going to boost our quality of life or sit and what I mean quality of life that saves our lives but I I think there's something between all these minus the property tax I don't want to do that one I'm I don't think anyone's favorable with that but and one of the things that resonated with me in the last meeting was when we were told correct me if I'm wrong chief that 60 of our calls or is it the opposite is from outside of our city yeah and that's not a number that we came up with uh that was uh the the district when they pulled that number they found that 60 of their response was basically from the tourists so that's county-wide right yeah well it's it's probably a third two-thirds well I looked so that the number of what resonated with me is the fact that we are servicing Taurus we're a tourist area and they're not helping pay for anything so I'm sitting here going well should we get a little bit from them why they're buying their drinks or their sodas and their their candy right like or whatever they're buying the help help our EMS and and fire in that process so I'm sitting here going how do we keep our level of service and have that and I also think we should re-look at our our impact fees because like you said they're off numbers that aren't real anymore and and I'm not saying do a full study I'm saying Hey what if we just took the estimates updated them and said hey this is what it would be if we went down that road I don't know if it's that easy or not it's probably not but I'm just sitting here going maybe there's a in between you know because I don't want to increase taxes but I also don't want to be in a situation where someone's hurt and we can't get to them in time and if we would have just been there two minutes earlier that's what I'm struggling with is the safety of our community versus some tax because I've always felt like I'd rather pay a little more money to help to have a better quality of life that's why we're all here is our the quality of life but I think we're also here because of the low cost of living too well historically was I'm not saying it is now but historically was so I don't know I I'm open to discussion I just I'm looking for uh is there is there grants is there other things we can do like because what'd you say 29 million Jeremy that's a million that's a lot of money and I'm not saying it's not not isn't Justified I'm just sitting going how do we grow if there's a way to not do tax let's not do it and and do it other ways and kind of I'm thinking mixing the ideas so it's just a thought for the council to think of I'm open for ideas I think these are three ideas that you've came up with one property tax two do this sales tax or not do anything but I think there's a fourth one where you kind of mix some of them people every time we have commercial new commercial and we get that sales tax that's from citizens and those that are visiting currently so there is you know that it's been said that that they're not contributing at all but every time we have more commercial and that sales tax you're right you know they're paying for so as we have you know I feel like this Council in all of our past meetings has shown that we're supportive of commercial and have approved of you know many new um commercial areas that we're going to be bringing in new sales tax revenue for our city which will benefit our fire and police you know one thing that's one thing that's also unique to our city is that we have a lot of second homes so when normally people would be here 100 of their time spending money and Gathering sales tax on them they're at their first home and so that's another factor that that kind of weighs against us just a little bit so can I make a comment maybe mayor if I could addressing a couple things from councilman coats um last time we did talk a little bit about trt transient room tax so I brought up a slide on that recognizing that the municipal Transit room taxes one percent of any stays in a lodging property of under 30 days and so you're looking at hotels whatever airbnbs are legal and paying their taxes which is a different number than the number that we have in our city but you can see that that one percent uh contributes 358 000 to our Municipal budget so councilwoman casperson is absolutely correct that when people purchase Goods within our city they are helping to pay for the sales tax um we we have maxed what the state allows us to do as far as hitting those those visitors directly with transient room Tech now again the county brings in about four and a half percent of transient room tax for every hotel in the in this the county that that uh someone stays at the second thing I would mention you know you talked about somewhere in between and I'll make this last comment and then I'll let you guys comment on you you do your thing um there is certainly a somewhere in between option and that's what I like about what what you're doing tonight is if you choose to move this forward you're not implementing attacks what you're choosing to do is you're choosing to put it on the ballot to allow the voters to allow you to implement the tax and so if the voters say no you're not allowed to implement the tax if they say yes then you come back and you say Okay up to the one percent where do we want to go or do we want to do nothing so I think it's important to recognize that putting this out there does not mean that even if the voters voted yes that that automatically implements any sort of tax or a one percent tax that then gives you the authority to come back and you would have to just determine what that tax rate would be if you wanted to implement it in that time so I just want to be clear on that that's this this is not implementing the tax this is asking for the authority to do it at a future at a future time relaxing the only other piece that I would add too is it is going to impact your the southern project that you put out um is when you talk about commercial because those are the folks and and they won't they won't hit in that coverage so that uh and what it takes time wise anymore which some of you know better than uh they're they're telling us that you know even Transformers are still 18 months out uh some of the equipment it's two two and a half years if you said yes to build a station today just to even get the supplies in Chief what would uh within the context of EMS if we transported on that 80 to 85 which would potentially be 100 of the medical calls our firefighters which are mostly paramedics what would that Revenue look like on the transport fee and how would that assist the budget so the uh the transport fees are are states that as far as it goes there's a they have all the numbers uh as far as flat rates and whatnot right now we're licensed to an advanced EMT service and we do have a number of paramedics as well but uh our operating level is an advanced EMT uh as far as that transport piece those those numbers seem to vary we haven't really dug into it really deep yet would it be safe to say hundreds of thousands yeah I think that that would probably be pretty safe to say we hear um some uh tell us that they're um you know some are pulling in millions uh as far as ghosts but most of those numbers we see are doing inner facilities uh which would not be a service that we would be providing more of of just the 911 the essential government piece of the the ambulance business but yeah it would it would pull in some costs for sure and uh that was our understanding with some that they that was kind of their plan to to offset the rest of uh from from this piece if they were able to get this has their revenue off their ambulance would really between the two balance their whole budget thanks Chief and I want to hear more from the council and I know councilman Martinson has probably some points I'd like to make I I really appreciate the the discussion that we had on sales tax and there's no doubt that this Council has been really committed to be open for business and finding opportunities to bring in newcomers which helps with that Top Line so sales tax is part of the way that we we fund Public Safety the other component the property tax to me is more frustrating and a lot of you have heard me say this but the state legislature has has set it up so that has home values increase the property tax rate adjusts so that even in unprecedented inflationary eras like we're in right now we're still collecting and and and helpful to the homeowners right because they're not paying at higher property tax but to cities who rely on that we're having to um to pay for firefighters and apparatus and cost of fuel and all those costs with a stagnant level property tax while the costs around us are all going up so the frustration that I have that that that frustrates me so much is that the Gap is widening and as it feels like while we're doing everything we can on the one hand to to put in motion projects that will increase the sales tax revenue we're losing ground on property tax even on a new build property tax because we're just not collecting enough to cover the service and so Council I I really this is a tough situation because I know each of you um value our firefighters as do I and and we wanna but these are serious and for me I had to just I'm a pretty simple guy for me the reason that that when this bill passed that I I brought it forward for your consideration is that I personally don't feel comfortable making the vote on issues that are literally life and death without putting out to the public for a vote so while I wouldn't vote on this resolution my only vote would be if I got it on the ballot and that would be with the other 30 to 40 000 residents with our community the only vote we would have in our own response time in our own Public Safety in our own EMS response time for my family would be on my vote on the ballot and I I it's just it's it's I can't think of a more difficult situation to be in but but long term at some point we're going to have some have to do something I don't know if that's tonight or if that's sometime in the future but it's that something at some point we'll have to give because 90 soon you know becomes you know the the the need will outgrow the the total revenue of property and sales tax at this rate councilman Martinson your thoughts I got a bunch I know you do so I'm gonna go and they're good thoughts we've had great conversations hopefully I'm gonna go back to that ISO rating I really want to try to understand that as it hits a citizen a homeowner as it hits commercial so let's say we are at the two right now let's say we don't do anything we stay status quo um obviously there is a need a huge need for a fire station closer to the airport because of that project we have going in that commercial project um but what does happen speaking Dollar Wise I want to put if you a percentage so let's say their insurance is I'm just going to say a thousand dollars a year I don't know what insurance is because it just gets paid on my statement um let's say we do go from a two and let's say this takes us up to a five what does that mean for the average homeowner who's paying a thousand dollars a year what does that look like on their on their insurance bill so this is a tricky part of it and uh something that uh most of us that that have to do the other side of this review for ISO which is a a group uh for most of the major insurance companies and then most of the small ones just use it most agents can't tell you the factors on the back side they don't know um we get called on a uh probably you know at least three or four times a week to confirm an ISO rating um the homeowners in Coral Canyon saw a significant difference but they went from a nine to a two and they were able to buy insurance anywhere after that um what uh what would happen with it uh with those is we'll go to a split rating and uh we'll go to a nine or it'll be a 9x and a two and so the people or whatever builds outside of that five road miles which is their hard piece um they're um some of them won't be insurable and like I said that they say that for the most part especially in that small piece from twos to fives and that kind of stuff most homeowners won't really see that much of a difference it's the commercial property that pays more in that uh in that insurance and that's who really sees it um and that's what we've been told is that that too will watch that and there's uh especially some of those those bigger corporations they have a number set and whatever that number is they won't consider moving into a jurisdiction that doesn't have a so is there a way to find out that information because I am definitely data driven and I like to make decisions based on data and so it would be interesting to me and hopefully most of us here to see what that means because if it if we're talking let's say average let's let's go back to the homeowner let's say average homeowner it goes from a two to a five right and let's say their insurance rate doubles that's a thousand dollars a year do does the average citizen actually spend enough money in Washington City if if this passes and we increase the tax by 25 the 0.25 I'd like to be interesting to see that difference in what that that sales tax paid versus their increase in insurance would be is it likely that any homeowner in Washington City is going to go from a two to a five if we don't pass this tonight that's what I'm wondering because it no it won't happen a year ago before this legislation asked we had a plan right we knew all that development was going to come in the South part of town we had a plan so what was that plan well like I said our our plan was what we're doing right now which is that you know we'll just get it a piece at a time now ever since I've been here uh Chief Evans doesn't think that's a great plan right but that's been our plan yeah to go a little bit at a time as as funding comes available the the problem is as quick as we're growing it's really tough to just you know it feels a lot like we're treading water not like we're making progress towards that goal so that was the plan as of right now we're not collecting any impact fees for the fire station at Sienna Hills we're not it's not even on the list um the master plan list has there been any discussion to with St George City to try to like we've done with hurricane City to try to because I know that they have a lot of growth you know and our Southern border as well and so has there been any discussion to try to You Know cover the cost to be able to cover those areas there have been there have been two discussions that I've had Chief might have had many more we've had discussion with St George City to talk about something like a 64-46 situation uh that hasn't received a lot of traction I mean they they're just a lot larger than we are and they haven't been that interested in in splitting something like that we've also opened up discussions again those of you who have been here a few years remember when we talked with St George about joining the automatic aid meaning if they have a fire station that's closer to one of our residents and you can see from this map even on the east side of our community around around Riverside Elementary um is that Riverside down there to me it's the right I'm getting the right school there there are going to be fire stations in in St George that are closer to some of those residents than r62 on that on that West Side so if we can get St George to help us with an automatic Aid agreement then that would help our ASO rating the mutual Aid agreement that we currently have doesn't factor into that and every other jurisdiction in the county looking at you to say yes has joined the automatic Aid agreement but not St George yet so we'll continue to work with them on on trying to get them to join that everybody that impacts us uh as far as it goes everybody that's close enough to do that so the district has even Colorado City Santa Clara and Ivins uh all signed it um that's that has been ongoing discussions um for the 10 years I've been here and it it's it's it's never even been a possibility it's been a hard no not interested even at the automatic eight piece let alone a joint station the automatic Aid is the first step if we can get them to do that they potentially have a fire station going in in desert color or I'm sorry desert Canyons that would that might be helpful to our Southern End by the airport the airport fire station doesn't count because if those those firefighters and apparatus must stay on the airport property so they're not allowed to leave because of of planes landing and taking off so yeah it's a very good question and it's one that we've we've addressed again with the new the new city manager in St George I Know Chief Evans has addressed it multiple times that would be a great first step in in our relationship and much easier than joint fire stations with our neighbors I'll dig back into the iso um I uh I had a family member that actually worked there for a year and a half for ISO um doing the rating side of it and he couldn't tell me what the formula was on the back side I haven't found a most agents don't know um even the people that call they can't really tell you but uh somebody out there really has the answers we just haven't been able to find them yet we don't use ISO we do other certifications with art because they do all sorts of different ratings right and so we're food grade quality product and we don't use them because of that because they can't give it and we haven't tried really hard because we have a really good service already so um you talk you touched on property tax I know we none of us here likes increases in taxes or fees or anything what is again back going back to the average homeowner 20 percent what does that look like as a as a dollar amount to the average homeowner in Washington so if that were the option Brian can can you come and answer the councilman's question and I've had the same question so well I think what would help me and maybe this is what you're answering asking councilman is can you give us the average like the prop the property tax to Washington City for an average home a typical home and then I've actually done some math on what a quarter of a percent sales tax might cost an average homeowner so um you're gonna you're gonna look at the data aren't you Brian so while we're waiting for Brian to turn his computer on I I just ran some numbers and you probably already ran these knowing you I have not but that was going to be my next question what is the average citizen in Washington City spend in Washington City so let I don't know that answer but I did jot some numbers down so let's say that that the residents voted to approve an adjustment to the sales tax rate because of the level of service that they want from EMS and that this Council chose to enact that at a quarter of a percent if that were the case then someone who spent ten thousand dollars in the city on non-grocery items would spend it would be 25 dollars for their so you know let's say 50 000 somebody that's a big spender would be 125 dollars I suspect that Brian's going to come back with a property tax somewhere to be between 400 and 600 a year so but I don't know I mean I could be wrong I'm just I'm just kind of throwing throwing numbers out so I'm gonna beat him to it um based on the property tax presentation we did last year and you can look forward to this exciting presentation in two weeks um it depends on the value of your home of course and it depends on whether or not it's your first or second home so if what the number we did last year was a four hundred thousand dollar home value I think we probably need to bump that up I doubt that's average in our community or even close to it but a four hundred thousand dollar home that is your first home your Washington City tax is 220.22 as of last last year's rate and it'll stay somewhere similar because as mayor Staley said as the values go up the rate goes down so that's what you're spending on on all the services government services for Washington City and property tax that sound right Brian all right we'll stay up here Brian because you're still next your fraud resolution's next so you're on Deck councilman Martin yeah so first year you'd go up forty four dollars so you'd be at 264. right is that my math correct 220 times you're talking about if we raise property taxes correct I'm trying to look at all different options depends on how how much yeah but if you went up 20 it would be 20 on that 220. okay I'll do something 45 so yeah it'd be interesting to see what the average citizen spends in what average Washington City resident spends in Washington City and I don't know where we find those numbers I don't know where we can but to see let's so let's say the average citizen does spend ten thousand dollars twenty five dollars as an increase so I just I like data want to make sure we're making the right decision again none of us wants to have an increase in any taxes we actually want to try to decrease taxes and I think one of the other things we can do is is we've we've hit this already in previous meetings is we really want to look at our general plan and I've been as I mentioned in the previous meeting I've been looking at zoning regulations and I've been looking at other cities and and what they're doing and I think we can make an impact we talk about commercial and the need for commercial and we talk about multi-family we've got more multi-family one of the recent um reviews and podcasts I listened to talk about all of Washington County if all of Washington County we're in the same type of let's say our own dismant I'm not I don't speak French but the same style of their of their buildings we could all fit in a two square mile greatness on the back side of the Black Hill we're pretty spread out now think of our ISO rating there we could have a fire station on one side and a fire station on the other and we'd have a they'd probably give us money to to offer their they wouldn't but we need to really look at those things as well we need to look at our densities we need to look at the commercial we really need to go back to that General plan and I think it's it's a more urgent than what I've been feeling in the past because we have had that exponential growth home prices have gone up we talk about the middle home prices the median home price has gone up 96 since 2019. most people can't afford that so we are looking at multi-filming we're trying to do a good job and I think we're we're trying to get ahead of that that eight ball but I think we're still a little behind it as it relates to our general plan and if our general plan was such with the multi-family with the neighborhood commercial with the larger commercial I don't know that we'd have as many residents come out to those zone change meetings because it complies with General plan and that's kind of where I'm at on on all of this we really need to look at that's a lot to do within the next two weeks if we table this tonight um but I would really like us to just really push that General plan in conjunction with this because I think updating that will help us to increase our sales tax revenue will help us to increase that commercial will help us to increase our impact fees will help us bring that 20 years if we stay status quo it could potentially bring us down to that 10 to 12. if we continue to work with our economic development director and she's doing a fabulous job but rezoning for General well General planning differently with different pockets of commercial because we do have we do have the need and we've had the need for years so those are just my thoughts on it I really would like to see some of that data if we can um I'll crunch some numbers on the average you know now that gives me some a percentage to go off of for a sheet and then the average what the average citizen in in Washington City spends in Washington City proper and also something else to consider that if if this does not pass and St George City passes hurricane City passes what's that going to do for residents in those cities right say St George puts it at half a percent does that mean we're going to have more St George resident shopping in Washington because our sales tax is lower I don't I don't know what that impact is again it's it's all theoretical at this point in time but just some some thoughts that keep me up at the morning America nice please comments so I really like what these two counts someone are talking about um I know that this is a really easy way for us to get new revenue for the fire department but I think there's other ways that we can get new revenue and um you know just because I've really struggled with this because of course I support the police and the fire just as much as anybody else does but let me tell you is kind of where I'm at on it a little bit emotionally I've struggled with this because I truly get phone calls each and every day of the week including Sundays people looking for work economy is not very good right now you know contrary to what the you might hear in the media um people are struggling to pay their bills my understanding is right now that uh household debt is the highest that it's ever been in the United States and personal savings is the lowest it's ever been in the United States and so you know for me I don't know that there's any good time to talk about tax increases even though it's a small tax increase but for me personally right now is for sure not the right time to talk about tax increases and you know I've struggled a little bit with it because you know it's not us actually voting on a tax increase we're voting to send it on to the public and I have to disagree with my friend Jeremy just a little bit because I know if we send this to the public to vote on not all of our citizens will be voting on it maybe 25 percent 30 percent will come out to vote and so my feeling on that is it's the people that are going to be affected the most by this that probably don't have time to go and vote and so for me I have a yes or no vote on this here at city council and you know if it go if it happened to get on the ballot I would be a no vote on on my personal ballot because I'm an automatic null on tax increases unless there's an emergency but I'm in the position as a city councilman to kind of nip it in the bud right now and so for me personally right now I don't feel it's the right time to be increasing taxes so I'm gonna I'm gonna be voting no one so that's just where I'm at so we all received an email from a young man a couple of weeks ago and he was kind of pleading laying out his life to us and trying to say please do all that you can because I don't even bring enough money in the month to pay the hard bills that I have when you consider inflation and and the high interest rates that that's there now that that requires governments to even tighten their belt a little tighter and we've always taken great care of our Public Safety you know and we want to continue that but I think just as a a way to move forward is that we need to have these discussions in depth well before we consider a tax increase we need to look through our general fund our general plan and all those things that these great council members have mentioned tonight because for me personally I I agree with you councilman I would I would vote no as well because I know that at some point it's easy to make a decision when you're absolutely committed to it but for right now there's too many unanswered questions for me and too many um things that we haven't overturned to look and see what's inside so as I said um I'm I'm a vote no as well tonight I was going to ask you some questions Chief sure is there temporary solutions like like like build a so that I'm just sitting here thinking of ways to save money um and could we buy one of those tent things that's half the cost to store our fire trucks in and get a temporary site somewhere that's could be like maybe there's enough funds that we can allocate to purchasing some land and in the meantime you just we get some it's meant I wouldn't say metal coverage because those can get pricey too but like like the I would call them like hay Barnes or something that say I don't know if that's even feasible if that meets the code I just I'm sitting here wondering if there's ways to get a VA more services down to the South and a temporary solution and maintain now you can you could kind of get halfway there to to meet the requirement uh to count no it has to be a climate control building so it has to be something uh you know a little bit more substance than a hay barn of course it won't change the response it uh it'll change it on paper but it's it'll still be 12 or you know 10 or 15 minutes before someone gets there what oh you're saying if it's not air conditioned well I'm saying that that I hope that we're not planning to move or have our firefighters live in a hay barn no where are the vehicles Park but they wouldn't be there but the vehicle would be there but it doesn't I was moving it sort of does but it doesn't I was thinking about moving your office into the hay barn that's fine and chief Williams can join you but well that's pushing it over the edge there but I mean mine's fine no the the the question I had is maybe you build a smaller facility to house the people and then I don't know I'm just trying to think of ideas of things because it's a lot of money I mean they're big trucks I mean that doesn't include because we got to spend another million dollars on getting the truck too right so I don't know just ideas out there I I'm just trying to think of ways to make it work with what we have um I I totally get where the council's at I don't know where I land with this because I personally don't want to be in a situation where I don't have police and fire to me like that I live out in the fields I'm probably on the edge already it's a good thing I don't know I don't know I just get nervous and I hate to see the residents not having them so that's my concern but I do like where you're going with that because it is it is thinking out outside the box right and it's it's what if we did find a piece of pro just thrown a like you did what if it was the metal facility climate controlled fully insulated for housing of the equipment and then what if you did like let's say a tiny house or four or five or six of those on that same piece of property where each firefighter had their own space I don't know it's a weird idea it's a crazy idea but what's the cost comparison of that versus a full-on fire station what are the implications of that is that it's been allowed I think y'all I think there's a couple implications we can surely put the the numbers together for you but uh one of them would be just that you put all that money into it and then we're going to come back and ask you to read we're going to do the same thing we're trying to do with the damn road we're going to build what we shouldn't have built and we basically wasted most of the money and and I know that in that class three weeks ago that's what I went to and I took the the plans to multiple Architects that's all they do is Public Safety buildings throughout the United States and all of them said the same thing that the local architect said you're you're wasting money to try to do a half remodel you need to the plan they've drawn up for you looks really good and I don't agree with that so but let me tell you this I'm pretty confident that we will get the funding that we need on this we need to not forget we have an auto mall that's coming we have a lot of commercial development that we're working very hard on we're going to get new sales tax revenues from all of that stuff which will help us to build these new buildings that we need I agree with you we need new buildings but and I think we'll get there we're working hard to to develop our attacks uh sales tax base you know we're working hard on that and it's going to come and when those uh when those auto dealerships come we're going to be getting quite a bit of sales tax from that and that's going to help us out in this department but uh anyway I just don't think it's the right time for us to be discussing uh raising taxes on our citizens that's where I'm at so a great discussion Council councilman Cashman did you have something to add well I just was I just appreciate this conversation and I haven't I've been about you know ways to you know get the funding for this and I was just thinking you know the state rather than adding an additional tax you know can we work with our representatives to you know try to get a greater you know just of a small percentage more to be able to cover more fire and police because I mean they had a over a billion dollar Surplus you know so why are we going to add more taxes let's use the taxes and try to Advocate to get more you know percentage back or you know try to explore all the options we can with you know working with St George to give you know automatic coverage I know that they just had those hearings that I'm sure that everyone was watching to do the tax increases and and so I feel like they may be more prone to you know be up for an ideas to be able to share costs where they seem to be lacking some funding but I agree with Council Henderson's um I disappreciate his words that you know we're going to be able to it's not I'm not it's not a matter that we're gonna be in this dire circumstance that we have good uh commercial and sales tax revenue that's going to be coming in that's going to be very helpful Council really appreciate the discussion it's helpful to know where each of you stand uh here tonight after our initial meeting uh Jeremy thank you for an excellent presentation a very valid data valid points Chief we appreciate you um we sounds like we're going to continue to ask you to do more with less and that's not going to probably change anytime soon but we're going to keep working anyway we can to try to make sure that our residents have the coverage necessary for life-saving measures and so we um we take that serious counsel this is this is the discussion has been had this is your time to vote um this is your vote as to whether or not you want to send this to the people the residents to vote or not or whether you would like to delay this and vote at another time so you can vote to approve deny or table this resolution make a motion to deny a resolution requesting the Washington County Commission enact and present the ballot preposition to the voters as sales tax up to one percent to fund the provision of Emergency Medical Services provided by Washington City I have a motion on the table by councilman casperson I'll second that we have a second by council member Martinson we'll go roll call vote on this uh Henderson I coach aye Ivy aye Jasperson hi Martinson I the resolution does not pass and the residents will not be voting on this proposition mayor may I make a comment really quick on that go ahead I'm still going to ask for the data because I still want to do that research on my own outside of this just just to get some numbers together so that we really see so that I can personally see what what the opportunity is yeah yeah we'll still collect that data I have the that I'll certainly update the property tax for our discussion next week and uh so I I appreciate your interest in you know we're gonna we're gonna move on to item number councilman mayor can we just continue to have this discussion periodically so that we can we can uh uh I don't think we have a choice but to continue this conversation um I think the the train is running out of track very quickly and the options were property tax sales tax or status quo when I don't think status quo is is an option so definitely I'll be bringing this back on future agendas for the council to wrestle with along with the city manager and and the fire chiefs uh and I think another point that needs to be made on this too is that uh funding of police or funding a fire also affects the ability that we're able to fund with police and we are at a disparaging um we're at a disadvantage with some of our neighbors in the way that they're able to fund for their Public Safety so we we have a challenge in front of us and we'll have to figure out how to move through that item 9B this is uh Brian I'm glad you're up to the front you know 9B is consideration to approve a resolution accepting the fiscal year 22 22 22 23 fraud risk assessment it doesn't get more exciting than this Brian bring it up show us the score sheet and show us how we did on our internal controls foreign Council so this is the annual fraud risk assessment this was developed by the state Auditors and the purpose of the federal fraud risk assessment is to measure and reduce um fraud abuse abuse and non-compliance in local governments of all sizes and types so here's the scorecard that the mayor is talking about there's a total points of 395 points you can earn the higher the score the better so just like last year we scored 355 so we're at a very low risk we're right on that edge of the very low risk and as you can see in here um there's two questions that we did not score on but other than that we were able to um we received all the points for all the other items so this year as last year we have a very low rating for fund risk so and we're always looking at new ways to increase internal controls and improve internal controls and do whatever we can because we want to limit the amount of um risk to the city do you have any questions about this assessment on number four I noticed that's a big one every year right employees and elected officials is that every single employee part-time full-time I think we talked about this last year I just I don't know I wish it wasn't part I think it's the silliest part and so it's our little protest but asking but we're still getting an a asking each and every employee to sign something saying they will be ethical is a waste of time and it doesn't make them ethical so yeah if we're not hiring ethical employees and training them well and have proper oversight I don't need their 20 points I I like the the righteous protest so about a month of those they did send out a survey to me about this to reply what was working what wasn't so they could be making changes or trying to improve it but as of this year that's where we stand on this further questions or discussions or are we ready for a motion I'll make a motion if we're ready make a motion that we approve a resolution accepting the fiscal year 2022-2023 fraud risk assessment I have a motion by councilman Martinson second second by councilman Coates roll call coats ivy casperson Martinson Henderson item 10 ordinances this is 10A is consideration to approve an ordinance amending the general plan land use map modifying certain open space areas and moving the affected areas into the not determined land use designation city planner Eldon Gibb will present on this item that has already been come through the Planning Commission thank you mayor council Washington City is seeking to amend the general plan use map in areas throughout the city limits many of the currently designated areas labeled as open space are being amended to the designation of not yet determined this change is to help with the Public's understanding of land that has been set aside for future determination of specific land uses or development plans for years the Planning Commission and city council have heard from the public through public hearing process that they thought or understood that the open space designation was a permanent designation in reality jurisdictions have always set aside Acres of undeveloped land into the designation of open space as a placeholder to see how development would be driven by land use demand or land use needs of property owners the city and its citizens this amendment would leave the tortoise Reserve chinab kaib area and several of the sheer steeped ridges on the Southeast side of the city in the open space space designation while the remaining of the current areas that are labeled open space being moved to the not yet determined General plan designation staff has reviewed the requested change and is supportive of The Proposal finding it to be in harmony with the general planned and its intent and purpose the Planning Commission reviewed this request at their June 7th 2023 meeting the Planning Commission unanimously recommended approval for g-23-04 to amend certain areas as shown in the general plan land use map from the current open space to the proposed not yet determined designation as outlined above and shown on the exhibit attached to this report and I am happy to answer any questions you may have Council city manager let me just start with a comment I know I've talked to a few of you um we had talked about this and talked about this and talked about this so I asked Drew to err on the side of speed over spending a lot of time to try to determine which area should be and which should be out I really felt like that's something that you as a council can wrestle with we've talked about councilman Martinson really wanting to get involved in this those are the kind of things that we can take a lot more time to to pull items from that not yet determined to move them into an open space designation would be more of a of a true open space at this point or what residents would recommend would recognize as open space so we we can go through and we can talk about individual places if you'd like and I think we're open to whatever you want to do just the longer we talk about that the longer it takes to get this changed and so I asked him to to err on the side of speed over over everything else but again this is Council driven so if you want to take the time to look at each of these places we can and Council thoughts yeah so Jeremy I appreciate you getting ahead of this and getting it out because it was quite frustrating on our end that it kept coming up and and I'm glad we have it here in front of us but I think we swung for the fences and they're going a little too far and and and really it's just because there's some stuff that's and the example I I gave you was along Washington Parkway we have dedicated open space it's deeded that way so we should just leave it that way that way along the rivers within the flood plain that should just be open space so I would like to I mean my opinion is I'd like to table it and and like let's let's bring it down a little bit because I agree with you but there's some stuff I saw in here I'm like that should have never been changed like everything around Coral Canyon it's pretty much done so why isn't that just stay in open space right I completely agree with you and I'm I'm open to let the council set the timetable on this I don't think this is a staff driven so you so you I would like to I don't want to take another L tonight so you guys do what you know no no no I I my opinion is I think we should table it for two weeks and I I would like to take a stab at what I think should stay and I'd be happy to share it with the council and say this is where I'm at of the stuff that I we know is already done but that's just my opinion and and and go from there yeah I was looking at the same thing I noticed the the space on north of the parkway that's Washington Parkway that's open space per there for the approval what right the Pud no but that's all PUD see that needs to be all one thing called p-u-p that's actually a puc PCD so that's all should be PCD Long Valley should be all PCD we shouldn't be defining anything in those because that references the master plan so those couple little things I think we could have it fairly quick and then we can deep dive into it for like the bigger areas of commercial and stuff like that I'd like to table this I'm seeing General agreeance Council well I'm thinking just add what council's saying I think that open space is an all right designation as long as there's a definition as to what it means as well I don't I think that those are open space and then with definition that what it what it details and I think that can move forward nicely our city code does Define open space but but we could enact that if we chose to no I'm saying it does exist that definition is okay thank you appreciate it okay then I'd like to make a motion that we table so councilman I was just thinking um [Music] should be looked at more carefully too but what if we approve of this tonight so we can get on this map on the on there on the the Washington City website and then we can do a deep dive into it and then you know look at it I I know what you're saying Jeremy said the same thing to me like hey let's get it going and I'm sitting here going but then does that give someone to say well yeah now you're wanting to move quickly I'm just saying I changed my mind that way until you come I was more worried about the other ramification of saying well it doesn't say it's determined I can go build in the floodplain or I can go do this kind of stuff now I know they they most likely wouldn't but I just thought two weeks we could look at it these are areas that I think we could clean up real quick and that's all I was thinking but I do get what you're saying I'm glad it's here today I think in the next two weeks we could have this figured out in the next council meeting and be and still err on the side of caution but but have it a better map that way we can spend the next couple months figuring out this General plan your thoughts uncomfortable with that the rest of it has he made his case well enough Council because then it doesn't create duplication of work for City staff because if we do this tonight we approve it they're gonna have to go into GIS do all their stuff I don't know how much work that is do you do you think it's reasonable to do this within the next two weeks is one question then I see uh legal counsel looking to chime in that at the councilman Martinson the other thing I like it I'd rather you table it so that if you pass that and then come back again you probably need to go back to the Planning Commission as well and so if you if it just says described by councilman codes just need some definitional and a little more drill down I think it's just table it let's work on it and is is two weeks enough Eldon councilman two weeks enough you think or do you want to table it to uh July meeting I would ask for Eldon what what the work will really have to have it by next Wednesday Wednesday in July is that maybe a reasonable time frame I'm fine with that too I just I'm trying not to hold it July 12th mayor does that sound reasonable councilman July 12th we've got a few holidays in July maybe you go to July 26th and I don't think I mean we've been like this for a long time I mean July 26 give us time to get it right knowing that there's an urgency something just to think about too on the rivers you can those can change you can mitigate no I understand so that was kind of the reasoning but but it's I and I appreciate that but it's a those floodplains can change you can fill out and push in but ultimately what I what I think about that is that we could even have a little note on the bottom it is a general plan right these aren't hard lines but hey along the river wherever that flood plain is currently I mean you can go and amend it and push it way over that would be the identification we and we would base it off the current female floodplains Comfort level for July 12th or 26th let me ask a question first Eldon um as far as overlay zones and other land use uh does this have any barrier effect on those at all no these aren't Zone designations these are just generals that plan designations the zone map is an independent map and then overlay just gonna stack on top of zone map and then whatever date you're leaning towards the only other one I'd ask you to look at is Washington Dome that goes clear along that bench uh the majority of that is BLM I I think it makes sense to look at a proper boundary line for open space along Washington Dome to prevent further scarring on what might some might not think is a very pretty Hill but I do not buildable frankly so you're ready for emotion do you have a date that the council kind of is great I'm going to shoot for the 12th in worst cases we table it again really quick and shows that we are working on this amendment or no so they so the general plan that they right now they just see open space this is a definitional issue just with the existing plan so we haven't had any hearings to change it we're just really trying to decide what to cover what uh what label to use for the area that's traditionally been defined and so it's an internal you know project for us by us there's no applicant that's waiting on this it's it's just us trying to decide how we want our map to read okay I'd like to make a motion that we table item 9B or oh sorry 10A uh attorney all right I'm gonna start over I'd like to make a motion that we table item 10A amending the general plan land use till July 12th meeting the motion by councilman Coates second level second by councilman ivy let's go roll call like Ivy all right casperson Martinson aye Henderson Coates aye and that is tabled until July 12th and likely you'll have to have all the data in by July 7th I'll be updated to get it into packet so item 10B this is consideration to approve an ordinance amending a renewable resource policy welcome back power director Rick Hansen looking forward to it hearing from you on this item one of these times we'll put Rick towards the front of the agenda but he enjoys you know one thing I've really enjoyed after tonight I'm a little bit nervous so I think for Rick going forward I'm looking to get walk-up music you know how they have that in baseball and things we need so are you asking the council which one of them support renewable resources is that what you're here to do because we're going to get them all on the on the record here tonight no yeah you can't um you haven't packed it I tried to detail in the briefing document uh the proposed changes updates whatever you want to call them to our renewable resource policy which is basically rooftop solar some of them are straightforward changes others are due to changes in the industry if you will and needs and problems we've we've found over the last couple years and we have to do this periodically just to make sure we're kind of up and up with the times of where things are out I'll just highlight three or four things you've had it in your packet both a red line or a markup version and the clean version so the first big thing is we currently have a capacity cap of 2500 kilowatts or two and a half megawatts and we're right at that level right now and we're recommending that cap be bumped up to four megawatts or four thousand kilowatts that'll probably get us at our current rates 12 to 18 months maybe 24 on the outside again that's a pretty straightforward it just gives us a pause point to where we can evaluate or we experience any problems with these systems if not there's no reason not to to move forward item two in the briefing document were requiring in fact Mike roosh has actually met with I think it was 13 companies so far to try to get ahead of this where he personally meets with each company goes over uh our policy how it works how it doesn't work is probably more important and what the process to get a permit approved through the city um the next one is we'll establish a residential capacity limit a six kilowatt excuse me 16 kilowatts unless there's an extremely large home with extenuating circumstances and we have the options to look at that if needs be we haven't had very many only a couple that have exceeded that so far but the trend is they're trying to push the limits a little bit I think beyond what they should for for homes um item five in your briefing document uh this particularly will impact the older part of town that have older homes if their current service entrance doesn't meet our current standards they'll be required to update those to our current standards which basically means a breaker on the outside of the house so if you have a home that has just a little meter base and then it goes in the house there's been some creative installations done that I guess technically could meet code but I don't think it's in our interest or the homeowner's interest to create another problem uh one of the probably one of the other bigger items is for the review process we're going to require all new applications to go through a third-party review before they're submitted to the city and that will simplify the review process on our side of things and I think the more important part is there the codes and requirements at the state and even National level are changing quite rapidly on this and the third party reviewer that's on our current list he's on the NEC committee on the solar section so he's very well up to speed and up to date and again the the effort there is not only saving staff time but to make sure the installations are done properly and safely for our customers and that's the main changes the other ones are in your briefing document if you've got any other questions I'll be glad to answer them [Music] so far the programs worked well and then we also one other thing is the first meeting last month you approve the updated buyback rate of six and a half cents so this policy now just references the current rate instead of having a fixed uh amount shown so as as the rate changes it flows through in the policy automatically so and so that recent change was from four cents to six and a half so which will be substantially higher I believe than any other utility at least in the area so that's where we want to be higher just to make yes yes we do have several for my personal information so the overall cap I like that you're increasing that that's I read somewhere that's first come first serve right so once we hit that 4 000 kilowatts it's we review it again yeah we've yes we've never not allowed it to move forward but it gives us a pause point to say is this working just in case um 16 kilowatt that's per house that one makes sense um and in one of the Clauses it said historical average is that based on a rolling 12 months the household energy usage on a historical average I've always done that on base I went back for like the previous two years okay and just taking the highest that's never come into play so far hasn't even actually come close okay just wanted to make sure we weren't going back like three months in December January February where the usage is going to be low so and occasionally we'll get a newer home that doesn't have that so it you know that's judgment but that has so far has never really uh stopped an application and then on the approved third-party reviewer um are you open to accepting other third-party reviewers well so what if the installation company has a third-party reviewer that they really like they present to the city and the city says hey we like these guys we would have to vet them okay at that point uh I said this in the power board meeting oh by the way the power board did recommend to you the account so I forgot that last week um but these plans are typically signed by a professional engineer and what I've seen a lot of them are lacking so if it's particularly that same engineer that we're having problems with so we'd have to do a pretty good vetting process but yes we would be open to other third-party reviewers but they'd need to be pretty independent from the Solar Company not one that they've kind of picked some correct just in my industry we're pretty risk-averse when it comes to single sourcing and so it'd be nice to have that secondary or third tertiary resource the next one is that is an additional expense what does that generally cost a homeowner third-party review what we've what we've been doing up to this point in time is any systems in the last probably six months that have batteries we've been sending them to that third-party reviewer and then they've been building the city and then we in turn build the customer it's run generally between 100 to 200 I think their rates like 95 if it's a simple straightforward system I would estimate about a hundred dollars and most of these systems based on the information are running anywhere from Thirty to sixty thousand so it's I think a pretty minimal cost and again I I really think it protects the the customer as much as it helps us to yeah no so not significant I was thinking it was thousands of dollars so that's good and then on one of them you talked about the 12.47 I don't know what 12.47 69 KV I don't know what that is and what does that mean for like an older home or it doesn't for a homeowner it doesn't mean anything what that would prevent is a say Walmart wanted to come in and cover their entire store and have their parking lot and wanted to connect directly to our distribution system or transmission system and we don't want to be in that okay so it has to be on their service level okay perfect um and then there was one seven six C was it II or 11. solely determined by the city I'm one of those where I don't ever like to see solely determined by the city or by a single party that's where Thad might disagree with that but C is it 11. I can't read my own writing oh 11. the need for if renewable resource project requires special engineering studies the customer shall be responsible for all costs the need for additional system engineering studies will be solely determined by the city and I guess I'd probably push back a little saying so if councilman Coates come in and says Nope this isn't going to hurt your system at all I don't we need to have the right to say no we need to look at this protect ourselves and and adjacent customers so I understand what you're saying but that that's the reason why it's not that I mean some of these outfits are very good and others aren't and they they think they can do whatever they want yeah and so that's and again that hasn't been an issue again some of this is kind of preemptive and what we've seen other utilities experience issues so okay thank you how many applications do you guys get for this a month I was curious the last probably six to eight months probably five to six a month okay because I get salespeople non-stop you know at my house so and I'm always wondering is everybody doing this except for me but well there's some people out there telling them that that's the truth or what's going on or that we've had companies tell people that their city is requiring them to and we've had all kinds of issues we've also had and we've talked about this before some who are saying that the sea won't allow you to and here we are increasing our capacity now so and we do have the capacity Rick we have the ability to like our our system can Yeah we actually can we accommodate the load the additional load well it's not actually it's it it's serving take off taking some of their load by that it's transmitting on our yeah so and I had uh our GIS uh employee go through and so far the most we've had on a single Transformer was four installations and it still was about 50 of the capacity of the Transformer so so far it hasn't been an issue but as time goes on and we get more systems we do have to be probably more vigilant on doing that so well I appreciate this looks like uh just an update to what we've done in the past I think it's I think yeah as far as the billing mechanism and how we charge normal rates for anything we deliver to them and we buy back at the rate shown what they deliver to us none of that has changed at all it's more administrative type changes Council further discussion or if not I'm happy to entertain a motion Mary it was a good discussion with powerboard there are experts they recommend it I think it's good for our residents isn't good for the city to keep moving forward and I appreciate Rick and his team for doing what they do I'll make a motion that we approve the ordinance amending the radio resource policy have a motion by councilman Coates a second second by councilman Martinson let's go roll call did I start with you last councilman ivy so it looks like what councilwoman casperson hi Martinson aye Henderson aye codes that ordinance amending our renewable resource policy is approved unanimously all right we're going to move on to item 11 and then we'll then we'll Circle back to item 7A 11a is the Finley Farms Weatherby way Improvement agreement uh city manager Jeremy red City attorney Thad sigmiller will explain that to the council then we'll move back to 7A which is directly affected by this agreement Jeremy thank you mayor appreciate that hopefully we've been through this enough that we won't have to spend a ton of time on it um but we'll see up here on the screen is a map and you'll recognize this a map of Weatherby way and the used to be six different phases that surrounded it this is a new ownership map so some of this has changed now over time and and that necessitates us coming back and asking for an adjustment so if you'll remember what we did the last time we met on this project is we we approved an agreement number one they have to move the nrcs line and the nrcs line will be in Weatherby way so we approved and we approved to the final Platz contingent upon the nrcs line being funded and moving which has happened or is in the process of happening it's now been funded and it's in the process of moving number two that they had a signed agreement to build Weatherby way that they had an accepted cost estimate for Weatherby way and that they funded that as a cash bond to the city to get that done um what's happened since then the nrcs line has been funded and is now moving we're in the process of moving um the the parties the different various parties were not able to come together on funding the the cash bond for Weatherby way so if you look at this map now um like I said a lot of the parties have changed but and then if you see this part up here in the purple that's that's uh designated Mike and Sean on your ownership map that is the Town Home Project that's coming before you after this item it did not get included as a final plan approval in the first round so but it would they those owners would be included in this agreement as would the other owners um marked on this exhibit except for the pink that is marked as capital funding one LLC so that is the the ownership group that is not able to participate or let's put it this way all of the other owners have come to the city and said can we can we put together an agreement that doesn't include Capital fund one LLC so that we can get this done and then when Capital One Comes they they would make a similar agreement with the city or most likely it would be it would be their portion of whether b-way would be built when they're when they construct their uh their piece so the agreement would be a full build out of Weatherby way on all the parts marked in red which means we would get full build out of Weatherby Way West and East of the Capital One Fund Capital fund one parcel and and they would go through the same the same agreement we have a new agreement in the packet it would be between the new ownership groups that are included they would also have to have an accepted cost estimate approved by the city for their portions of Weatherby way and they would have to fund the cash Bond just like our previous agreement um anticipated I would say Bob hermanson's here if he has any questions he's worked very hard on this with what I would call the remainder owners to come up with some plan for the city that might be acceptable if you look at this map the the idea would be Weatherby way would be done people would be able to use it they would use these other two streets that are in the the tan area to access Weatherby way and tell that other parcel came through and to answer councilman Ivey's question before he asks it we also have mentioned the Hillside and the issues that have happened on the hillside in that in that green area and the developers are well aware of that and that they'll need to mitigate that as they come forward with their with their construction drawings is the capital fund group is that a landing institution that took back possession of I wouldn't want to talk about that at this point it's just I mean is that have we had any contact with them and we we haven't talked with the creditors um you'll see the individual names on those other ones those are just representatives of the owners the owners are are entities uh those are in the names of individuals that have that have been working on this solution um Capital fund one LLC it's main challenges it's been slower to change ownership than the other phases and so it still kind of has most of the same attributes connected to it that caused this to to bog down the first attempt so uh one thing that I just I'm looking for is the how are we doing with the interest on the cash bond is it the same as before so this agreement is substantially the same as before I removed the interest on this provision on this contract so there is none so we just they get the interest correct so on the first one I think it was a negotiated concession by the city to split that we've taken it out of this one and I I would say that this anticipates building a lot quicker as soon as that nrcs line is in they intend to build this their portion so before the interest was a big deal because we didn't know how long it would take for the nrcs line so we might hold that for a substantial period of time we don't anticipate doing that this time is there a time frame of like in the contract that basically says that after this date and it's not built that we can go issue pull the Cash Pawn and build it because I wanna what correct there is what is that 12 months was the time frame 12 months after like the nrcs lines moved because that's kind of a contingency I just 12 months after they signed my agreement and fund it and if they have not moved forward we can pull the Cash Pawn and go build it I'm more comfortable I appreciate Bob pulling this together I you know him and I talked earlier today and I'm and I talked with Jeremy about this it's not the best solution it's not what we all wanted but sometimes bad things get messed up with things and I think this is a good solution to you know the councilman I remember when this came through this Council and I I see a lot of wisdom in the insistent that Weatherby way be tied to the approval because had had this Council not done that we might have been in a position where we don't have any options on on the property owners or developers to be paying for the for the roads so I'm glad that we've added this project the way we did I just want to add that it hasn't been easy on staff especially in the planning and zoning office to keep their back straight on the council's conditions uh the applicants have been tough on them right they feel like there's been plenty that have talked about how this is hard or a hardship on them but staff have stayed strong with it we have let them know look this was a explicit condition stated by Council and it's not even imminent at this point um I think this is a better solution than what we've got and and I think if they if they come through with funding which so far it appears that there they have the capability and the desire to take care of that and it'll be better than what we've got and we'll need to work in the future to get it all finished but we'll we'll be a lot closer do we have a time frame of one that has to be funded like is there like not right now um so there's there's still some work that needs to be done they still haven't provided the estimate cost estimate for the project for the road sections in red and so there's still some final details and so if the council's inclined to approve it which that's our request we would ask that you add a condition that says just pending City receipt of an approved estimate by by public works and funding of the of the cash Bond so that this contract we wouldn't sign it we wouldn't take it to the mayor for Signature unless those two conditions were satisfied Public Works is happy with the estimate and the road plans and Brian and finance are happy with the cash Bond I mean you want the check to clear okay I know Brian will watch that we'd like just to check this time we'd like to get started with the check and then we'll check and make sure but so that to the to the councilman's point is there a time frame I know I know there's an urgency because they're not able to get their plaid approvals until this this is done but is there how long do we wait the contract doesn't have any time frame right now because it's not been signed right and so our goal is to get this to where they'll sign it um time frames kick in once they've signed they are highly motivated okay to get this done but that that brings another question sorry Brett just on the the time frame of if they sign it say tomorrow right we approve it and it gets signed tomorrow the agreement then they take four months to get it funded the 12 month starts here right the 12 months I start when they sign the contract which won't be signed until the check's delivered in theory they signed the contract when they're funding the agreement last time the contract got signed but it never got funded so it would be appropriate if you're concerned about that to give them a time frame and say this this agreement lasts six months if you don't sign it and fund it then then it has a Sunset date if that's what you want to do well I think it I think you said you answered it for me is as soon as they sign it they're handing me a check right so you're not going to agree to the signature you're not going to fully the city's not going to fully agree to it until the check's in hand anyways so that starts the clock and if it never happens it just dies anyways and and none of those final plats will be recorded until this happens as well but as soon as they fund as soon as they bring us the accepted cost estimate fund the cash Bond sign the agreement then those those final plats will be accepted and they can start building homes and at that point after 12 months we can step in and build the road if it hasn't been built and in the meantime they can build the road and ask for draws from that amount to pay for the room so this should help the wheels start moving a little bit down there because it's kind of an eyesore so I mean I you know if the staff is comfortable with it and all of the legal paperwork's in place I mean I don't see what our other alternatives are it's kind of a mess yeah and there's in some of the you know the tanned the ten shaded areas there's concrete on the ground there's there's improvements that need to be dedicated that need to start to be getting used and maintained before because they've got warranty periods on them but just before they it gets even Messier yeah we need to put those into service and and get this area going and so this will help with that this gives them A Way Forward Council who wants to make a motion on this you ready I will I'll make a motion that we approve the agreement for Findlay Farms whether it be way improvements with the conditions that the estimate is provided by the engineer and approved by public works and the second condition that the cash bond for the roadway be delivered before approval of the agreement and the third condition is that the agreement be signed by all parties okay Council you've heard the motion by councilman Coates do I have a second I'll second it second by councilman Martinson I'm gonna go roll call on this uh casperson hi Ivy aye coach aye Henderson aye Martinson that agreement is approved let's go back up the agenda to item 7A with that agreement approved we're prepared to discuss and consider approval of a preliminary plot for Desert Haven Townhomes phase three amended located at approximately 4300 South and 600 East Eldon Gibbs city planner will present on this and then I'll invite the applicant or the applicant's representative to come forward thank you mayor council um on April 13 2022 city council approved the preliminary plot for Findlay Farms Town Homes phase three which has since changed the name to Desert Haven Townhomes during the preliminary Platt approval city council added the condition that I'll paraphrase here a a temporary 26 foot wide uh piece of asphalt should be put down in place of Weatherby way the applicant at this time is asking to lift that condition to move this project forward the relocation of the nrcs line has taken longer than anticipated and the applicant is asking to remove this condition the Planning Commission reviewed this request on June 7th 2023 and recommended to remove condition number 16 added by the city council during preliminary Platt approval and that was on to the city council based on the original findings and conditions and I am happy to answer any clarifying questions you may have at this time all right questions for Eldon the only question I'd have is should we make a condition that they are a part of the agreement for Finley Farms whether by improvements as part of this just so that it's they are I'm just saying should we make that as a condition so that it's clear that we're not just releasing this and you can do what you want you're a part of that other agreement so that would be my only condition I'd add is that sounds reasonable Council good with that I want to take a stab at emotion okay no one else wants to this is right in your wheelhouse I'll make a motion that we uh approve the preliminary plot the amended preliminary preliminary plot for Desert Haven townhome space three with the findings and conditions provided by staff with re do I need to State the removal dad with removing of the requirement for the 26 foot paved Road of whether we weigh and adding the additional condition of the weatherbya will be constructed per the agreement of the Finley Farms whether b-way Improvement agreement that sounds right to me Council you understand the motion legally comfortable with emotion okay and look for a second a second second by councilman Martinson Ivy all right coats aye Henderson aye Martinson casperson hi that is approved unanimously we'll jump back down have a good night Bob Randy thank you guys we should have moved you to the front not the back I just wanted you to sit through taxation I know she's been moved up quite a few times too in the past okay all right all right we'll go on to item 12 cue the walk-up music for our finance director Brian Brown as he uh prepares to give the Washington City Financial quarterly report and Brian what would that walk-up music be if I mean if it were a thing here what what kind of music would you think Brian would listen to No I know the answer to this Chariots of Fire Brian is uh is like an 80s metal band he would it would be Metallica or it doesn't fit his personality but this is I think of this movie Megamind where he goes It's All About presentation I can't remember the song that plays when he's I think we should Implement a song for every uh director we might do that if we just play it if we have many more of these long nights I'm going to just have those queued up and I'll choose all right Brian take us through the corner of the report or you can go with Abba money money money that's what that's exactly what I was thinking I have the money money money there you go all right so it's that time of year again where we present a chordery report and this covers July to March 23rd so just to start off this gives you a big picture of all our funds a summary of all our funds where you can see the revenue expenses um we'll go into the general fund a little more in the Enterprise funds but I just wanted to point out the um capital projects on there you can see the capital projects include streets Public Safety Leisure and general copper projects so that's any any of those items that they do capital projects which is usually fifty thousand dollars or more and where you look on the expense size you see that green line that Jim's way up and the reason why that jumps way up was Kappa projects there's a million dollars it's been on the streets and the general capital projects has there was two million dollars spent so that's that's why we see the big increase in that and like I said the general fund and the Enterprise will kind of go over those in a minute so moving on to the general fund mainly the revenue that composes most of the general fund is taxes enough property tax and sales tax so the sales tax as of this year we'd collected five roughly six million dollars in Property Tax 4 million and so they're both well sales tax is up about 12 property taxes up about 11 percent the licensing businesses that's your building permits and your business licenses that's down due to impact impact fees the lower the decrease in building charges for service that's conclude your Golf Course Washington City Community Center Cemetery zoning sub development and development fees and that's quite and that's that's up 14 and Main and golf course we saw 125 125 000 increase this year in community 110 000. moving on to miscellaneous a big jump there is um due to interest and I have a slide on that so overall the general fund the revenues are up about seven percent then when you look at the expenses and they're up about 18 when I looked at it it was mainly due to wages and other projects there was a GP the fire did a GPS Opticon system that was budgeted and that's that's what um that's when expenses are up higher on that so and so once again the expense is up compared to last year at the same time we're up about 18 percent yeah so that covers a general fund moving on to building I mentioned building permits they're down a little about 26 percent but the good news is in April and May we saw they were back up so roughly we estimate I'm I'd estimate about 700 permits for the whole year or last year we did about 796 so we'll be about 96 down from around last year and I just included Forever on this because I like to include back during the Great Recession so you can kind of see how the billing permits fluctuate from there wrap tax this shows all our collections distributions and then the amount committed for a facility and so that's 800 000 in the total wrap tax balance is 1.9 million this is the one that surprised me this year because we did not budget for this but interest expense we're gonna have to we'll adjust the next budget but they are a lot higher than they were last year so last expense but you mean interest Revenue interest Revenue sorry so when you look at interest Revenue last year at this time we're 312 000 this year 1.7 million and that's not all the general fund that's broken down between um like mainly water general fund and Power they all share we calculate and base the interests um Revenue off of who has uh who's invested in those Investments and that and break it out by their total funds so when we look at this 2022 ended up being a low on interest and then we just jumped right back up this year to where we were in Prior years now we'll look at the Enterprise Revenue like I said most of the revenues you can see there's a little increase in all the like water went up to 8 million mainly that's in usage and interest created that sewer is about the same power is going to be mainly usage that's what's driving that where we see that big increase and then storm water is actually a decrease and that's due to a decrease in Impact fees collected for that one and then when you look at their Enterprise rev expenses the water increased by about a million dollars and that's due to capital projects sewer increased and that's that's once again Kappa projects the power is due to caught um cost of power and they didn't have a capital project there for a million dollars and then storm water we see the increase was due to capital projects so mainly all the increases on that was Cal preponder so the cost of power foreign conclusion I put about a month ago I went to a local seminar and they had an economic update there and so I kind of summarized what he talked about in the economic update that's kind of what I concluded in that economic update he um he brought up some people say we're in a session we're not and there's there's this big debate about it um but some of the economic indicators like um High inflation construction slowdown Rising interface points to recession but the reason why some economists argue about he talked about was um the low inflation supply chain raids the other thing he talked about and I know councilmember brought this up but about savings he actually said savings were higher this year than last year which I was shocked so I went and looked at the Federal Reserve economic data and they actually savings are up this year but I mean that was a month ago like I said the economy's kind of a strange situation so but always probably depends on the source of information that you're looking at because I just read what I said like two days ago so just a month ago but that same day um they and I listened to radio and somebody brought up the credit card debt was an all-time high end so they said how can we have an all-time high and all-time and higher savings and it's at that time that's where we're at and so the economy is kind of in this this is and it's in the extreme yeah it's unsettling right and unsettling yeah yeah but the good news is what I did find in Utah that Utah remains to be one of the fastest growing regions in this in this area so a lot of people only live in Utah it's this is very remarkable right now so do you have any questions for me regarding anything Financial economics well I'm not an excellent economic expert I understand debits and credits I'll just keep my question to the finances um when we compared 2023 power Revenue to 2023 power expense since we're well aware that costs in the power Market exceeded in ex just skyrocketed last year so that that imbalance I think we understand why I don't recall why the sewer Revenue was lower than the sewer expense can you help me there so you're looking at uh and 22 23 23 so the expense was 4.3 million and the revenue was 2.2 this isn't just operating expenses these are all the project expenses too so sometimes there is all capital projects they'll get a little bit out of whack if we were just showing operating revenue and operating expenses I think it would you know we would always clear yeah yeah we're showing total everything pulled a little from the reserves on that Enterprise fund yeah to do the projects so that that will require to go into fund balance on those or likely impact fees that have been saved for the previous years and it's most so 600 was a spin on Calvary projects and two million has been on impact fees in that fund so we're pulling 2 million out of the impact fees in the sewer I think it was a probably the Long Valley Project when I looked at all that this is always really helpful we appreciate these quarterly reports and all the work that goes into creating and maintaining the budget in between the reports Council any final comments questions for Brian oh and one other yes tax on food is three percent for council member codes I don't think he heard you you're getting it from both ends now right now I mean candy is candy if it's package is three percent thanks Brian hey thank you good job we appreciate the excellent work that you do let's move into 13 which is report of officers from assigned committees will um Council Martinson feel that lead off for us so the only one that I've been able to attend or had to attend thus far is the CEC the Community Education Channel and they're going through some some major reform so with the university with all the cities kind of doing their own thing taking control of their own meetings they're trying to Rebrand and they're trying to figure out themselves so sitting on the board being the representative of the city representative there's not a lot of input that we give other than just those meetings and then they take their employees and discuss amongst themselves and then present to the next meeting but there is a potentially pretty major change coming to that so thank you Council we've got an investment meeting tomorrow not yesterday councilman Henderson so mayor I went to just recently do the shade tree committee meeting and I think the big takeaway I got from that one was they talked about how the parks department is having a really difficult time hiring and retaining part-time staff which is kind of their bread and butter during the summertime and so uh you know I felt a little bit of concern on that you know but anyway that's about it so yeah I'm thinking of a couple of my neighbors that have done that and then just kind of grown up and moved away darn it it's a good job I went home and made sure my boy applied to fill that Gap because he hasn't been doing enough in the summer for me so yeah they they interact with really good people and they learn a lot I think that's a it's a great job thank you councilman uh yeah uh Rick went over the power board stuff we have investment committee tomorrow on the solid waste we had our meeting on Monday we went over uh quite a bit of stuff on the meeting one of the highlights of the meeting uh was that the they actually have a scholarship program for employees out there and so as a board we were able to uh provide some scholarship money for one of the candidances first time they've had a policy for a while first time ever someone's applied for it and it's a thousand dollars a semester and she has up to two years to every semester a thousand dollars for the two years so that was kind of a bright thing uh there was some uh an update on the construction of the new scale house they're waiting on Washington City Public Works for review so I'm sure that's going to be Speedy right yeah and so they wait a minute we don't get sales tax revenue off that keep it on the bottom put the yeah they were pressuring me pretty hard and I said yep it'll get through just get it then but anyways the but that's you know interesting thing where we get to review it but we're we're working through that they're hoping to have it out to bid here shortly I'm assuming end of I think they're more optimistic than I am I think it'll be into summer they'll have it out to bid and hopefully have a contractor assigned and get it started this fall very much needed it's gonna be really nice good job on that so um and then the rest of it's just boring paperwork stuff like next uh councilman ivy wait well everyone got to see the new youth city council that was fun to have them here and I'm really looking forward to getting to know each of them and and working with them and Carmen and Kailyn or Kate chrisland so I'm excited about that great councilwoman casperson the shirts were awesome I don't know like I thought that was a good like they look sharp so I was super so I don't know who decided that but I I mean what do you think for this group something like that maybe I could I could go with something like that Carmen hat that was Carmen I'm sure she's a good and I would be supportive of that you know you guys usually do these golf shirts and stuff well well I did have a question though because last time I heard that they were supposed to come report to us I never got reported to Once is that gonna happen again yes I just looked at the schedule and there is a time on the calendar that they're going to come and present to us I thought what I meant was I thought they were going to re to ask us to like help Mentor a little oh for their for their equivalent positions within the oh we should make sure that like each council member that gets so August 26th they get their they vote in their roles we should make sure that each council member has a specific council member that they Mentor with and that we make sure that we line up all of the city positions because it does mirror actual city government that would be especially where they're meeting it here I think that's a great idea yeah I'll bring that I appreciate your work on that thank you sounds like fun and a lot of work I'm excited well Ben got to experience most of it for the the year before I took that over which I'm sorry to bring that up because I know that's a sensitive subject for you all right thank you councilman casperson um the one thing that I have is probably is actually um an item that we'll discuss in closed session and a lot of really good things happen and I mean I like each of you I find myself busy every day just advocating for for our city and there's a lot of good things happening and I think uh one of those uh we'll discuss uh in closed session uh let's move to item 14 city manager report I don't have a big report I'm going to make one comment you've heard enough comments for me tonight but my my comment is just for this this group I think what we did tonight is important this is part of part of the process and I love the fact that you know that the staff brings things and the council has their role and and you represent the residents and you did that well tonight so I I appreciate that there's no there's no issue from our end or you're in this is how the process works and I appreciate that we can we can go through that and uh and it we keep grinding for the city like the mayor said good things happening they'll keep doing it so we're making so much good progress we appreciate you Jeremy and then also your weekly updates by email it's really helpful uh okay let's move to item 15 we do have need to go to closed session for person purchase exchange release of property and for pending or potential litigation we'll need to do a roll call vote on this after motion can I have a motion on that so moved motion by Henderson second second by Martinson roll call Coates aye Henderson aye Martinson casperson hi Ivy and I realized I just changed the order again at the very anyway all right all right we will take a quick five minute break and then we'll reconvene in the Board Room for closed session

stcounty\_fips : 49053

county\_name : Washington County

state\_fips : 49

county\_fips : 053

docname : text84832

from : 11951

to : 11951

pre : right now collecting impact fees fire station sienna hills even list master plan list discussion st george city try done

keyword : hurricane

post : city try know lot growth know southern border well discussion try know cover cost able cover areas two discussions chief

pattern : storms

## Caption Text:

today is Wednesday June 14th we're here in the freshly uh painted and somewhat remodeled city council chambers at Washington City Hall looks pretty good thank you everyone paints knives the new chairs they've got to get those broken in a little bit before I call for an approval of the agenda I just want to make note that uh councilmember casperson and myself will be leaving just before 5 PM to join the youth council at the Covington home she has a daughter that's on the council and and I've been asked to greet so I'll turn the remainder of this meeting over to Mayor Pro tem councilman Ivy and task him with finishing at 5 30 on the dot because our next one starts at six o'clock that said Council I'll call for an approval to a motion to approve the agenda as outlined man I'll make a motion we approve the agenda as outlined for June 14th 2023 work session I have a motion by councilman Coates second second by councilman Martinson all in favor the agenda is approved there are two items will take about 30 minutes on the first item and then we'll take the remainder of the time on the second that I'm really looking forward this evening to item two which is a discussion and review of the Planning Commission applicants um as the application as we posted the notice of the opening and as the applications came in I asked the city recorder to create a file and for those each to be immediately shared with with the council so those of you here this evening you can know that your letters of interest and anything else you shared with that have been have been read just so you understand the process the the Planning Commission appointment is made by the mayor with the advice and consent of the council so part of that advice is in my opinion it makes sense to have the applicants come forward and have an opportunity what I'll ask each of you tonight and I've got an order here on my agenda I'll ask each of you to just take about two to three minutes and introduce yourselves and then the council would at their discretion could ask a few questions for another minute or two and so there's there's six of you here tonight and so we'll we'll do that and then at a future meeting I will make that recommendation for appointment and the council will vote on it there's no need for you to come to that future meeting uh the recorder will send a letter out to each of you letting you know uh the who ultimately was appointed so with that said counseleness there's anything I missed or you'd like to add I'll maybe move forward councilman yeah I just want to appreciate all the applications it just means there's lots of people that want to help and serve our community so we truly appreciate that um so I just want to give my gratitude and I know the council does too and the mayor for that yeah well said councilman highly qualified impressive impressive letters of interest and resumes for sure okay the order that will go in tonight and um will be first we'll I'll just read them all so you kind of know we'll go with Bill Baum Daniel Johnson David Kilpatrick Kevin Mangold Gregory McCombs and then Jamie Tidwell and so again we just really appreciate you being here uh Bill if uh if you'd go ahead and come forward and just give us an introduction of about two or three minutes and we'll take a few more with with a few questions sure thank you mayor council members Jeremy uh great to be here with you this afternoon uh Bill Baum been in the Washington area for two and a half years I grew up in Panguitch so very familiar with Washington County if we ever wanted to do something fun we would come to the St George area to do it so I appreciate your consideration for this appointment to the Planning Commission you've got it a little more time all right I've got three three boys uh and uh two grandkids and they all live up north and they come down to visit quite often we've lived in other areas of the country but when we've been down here we've had more family visitors here than we've had in any other place and at one time we lived just 20 minutes from Disneyland so they they like the the Washington County Washington City area tell us a little bit about your professional background and maybe what you might bring to the sure I'm in construction management I work for a firm surf Incorporated we are a construction management firm I'm currently the director here in St George area and we are managing the work that's being done on the Black Desert Resort project great Council questions comments interactions with Bill you can't write them off that easy yeah so if you're not going to ask something I will what did you what um made you want to serve in this capacity uh great question I appreciate you asking that because I think it's very relevant to this appointment I was just a preface I was meeting um with Blake just recently and he had mentioned that uh he and he's never seen quite the growth or the development in the city quite this robust and I think everybody in the room here would agree that that's likely not to change and so I think it's important that thoughtful decisions go into the the revision or the creation or the following of the general plan for the city as well as the understanding of the growth and how we do that we've got small businesses in our area that need to be protected we've got developments coming to town that need to be considered and I think it's not likely or it's quite likely that there's not somebody that would be affected by the decisions that the council makes or the Planning Commission makes that we don't know personally in some way or another and so it's being fair honest and unbiased I think is important and I'd like to contribute my experience and my background in those decisions fantastic another question yes uh Bill appreciate you being here tonight would you just share what your thoughts ideas opinions are about private property rights property right or development rights uh that's probably very touchy issue I I think in in my experience with entitlements and other entities um you know land use and Zoning is probably quite critical and one of the most important decisions is the Planning Commission considers and their evaluations and so I think as I mentioned we've got people that have been here for quite some time and they need to be protected with the growth of the city and so thoughtful understanding of their concerns and their ideas and hearing them in the public comments and the meetings that we have will be very critical to the decisions that are made in the Planning Commission so I I think it's by a case-by-case basis on what's probably best for the the city and and all the residents but it likely affects some people in adverse ways and trying to mitigate that would be important well said Thank you any final question yeah just one as you've lived in other places you now live in Washington City not exactly on my side um two and a half years what would you what have you seen in other cities that you would like to see done differently here in Washington City to make us better I think I think is growing and uh and becoming um kind of a well it obviously is a destination area for people so to keep that uh to keep the uh the the draw that brings people here it's it's just the hospitality it's the it's the the outdoor activities it's it's this the nature of being in a place where it's different from a metropolitan kind of Zone I've was in Denver Colorado working with the City and County of Denver for the entitlements of the National Western Center and the renovation of that project and you know it was important that they created public spaces that they created uh opportunities for people to come and enjoy themselves that would be drawn into the city but also there were local communities in there uh neighborhoods that had to be protected as well that surrounded that area and to encroach on them or to affect them adversely was thoughtful consideration during the the conceptual understanding of what the development and renovation would look like and how to enhance those communities with educational efforts or amenities on the project that would be a benefit to them in their neighborhoods so I I just think that's important that those things are considered as well as how to to lift up our current neighborhoods and you know build them up as well as bring growth to the city wonderful thank you thank you appreciate your consideration Daniel Johnson mayor city council Mr red I'm grateful the opportunity to be here tonight my name is Daniel Johnson I've lived in the southern Utah area since 1993. moved to Washington in 2008 so I've been a resident of the city for 15 years I'm grateful to be here Washington is a is a beautiful city my some of my grandchildren live within the city area and it's been a benefit to be involved in sports programs other things with them um I've married have five children and nine grandchildren I'm a real estate appraiser by profession have been for about 45 years background is in a primary evaluation obviously but also I've been quite involved in land use planning zone changes evaluation how it affects property evaluation and appraised from conservation easements to cell tower reasons to residential commercial land industrial land industrial buildings I just feel the background in that and understanding how the plans are laid out what that experience would help give a maybe a little different perspective to the to the city council the mayor thank you Dan questions well I liked uh councilman martinson's questions or the question that he asked to the last candidate what what are some of the things that you'd like to see in Washington and the future or maybe some changes things that we could do differently things that you think have been done well um I don't really have any major criticism matter of fact I came to the Planning Commission meeting last time and they've made a change for some of the open a spaces which I thought was a great change areas that are not yet developed um they're a new determination I honestly believe you know I wish the gate would have closed when I got here in 1993 and it's changed a lot but it's changed in an amazing way that's not all negative there's been a lot of good things that have come out of the people that have moved here hopefully I've contributed myself to that um I'm a strong believer in private property rights however I want to see a balance between property owners and the city make sure that properties are properly planned for traffic and other major issues that could come up I'm a firm believer we have to manage growth it's going to come it's going to be here how do we manage it to maintain the quality of life that we have here one more question Mr Johnson are you still working as an appraiser yes I am that's good because I heard your name last night at a board meeting I was in so I wanted to make sure that those that doesn't count as a question any other questions thank you Dan appreciate you being here thank you for the opportunity thank you David Kilpatrick I have a few notes Here I hope you don't mind uh thank you mayor and council members my name is David Kilpatrick and I've lived in Washington City for about uh three years now I'm a property owner of course and as well as a rental I also own a rental property about a block away from here so that's convenient um and so um you know I'm also a business owner my background is is an architect I'm a licensed architect in the state of Utah um California and New York City and I've worked as an architect for for you know 30 some years um and so you know my my background as an architect I've worked for developers I've worked for contractors I've also worked for um uh owners as well as an architect so you know my Approach and my my view on things is to try and understand you know how different people approach what their needs are you know so there's just never anyone um answer that fits all so you really have to try and understand where everyone is coming from um let's see um I have a lot of experience in building codes planning sitting codes um you know um right now I own and operate a tax uh Tax Advisor service um so I'm also business owner in the city um so I work as a licensed architect but I also own a tax tax advising service um and yeah that's about it what questions do you have got one mayor please so I've been I've been doing a lot of thinking about zoning and land use designations and stuff like that would you do seeing our knowing our zoning our zoning regulator our zoning laws our ordinances all that would you see us would you like us to do anything different would you see us doing anything differently to try to potentially simplify that for a developer coming in um that's a that's a tricky question right um you know because I don't know that you I mean my standpoint it looks like um developers can you know have a lot I would say a lot of leeway but you know it seems like that there's a lot of um dialogue between the city and the developers right now um one of my buddies that I know I think is already on the Planning Commission saw the owner of Alcoa construction Corey Anderson and he and I belong to the same business group and he was the one that recommended that I you know take a look at this I thought to see was available and see if I was an interest in that zoning code is it's a tricky thing right you know because I've looked at the New York City Zone code and you know it's like that thick you know so by comparison the Washington City Zoning code is I'm not sure if that really answers your question I guess what what are we doing in play right now so that we don't end up like New York City Zone you know um uh let's say multi-family housing you know I think is important to increase some of the density in some areas um you know there's a lot of um empty lots you know so a couple of things in the city that I've noticed like um so my office for my business is in St George because I haven't been able to find a commercial space in Washington City um and that's you know I would love to be here I don't want to have to be like traveling over to St George every day um and there's a lot of open land here that I think could be developed for that um there's also um I think a need for multi-family housing more of that closer to accessible transportation great points okay a final question I got an easy one what's your favorite part about Washington City what's my favorite one your favorite part welcome to the meeting councilman coach don't worry I'll get into it the Virgin River Park no you know he designed that park now because if I ever something felt like a loaded question well I didn't know he was going to say it but no I'll take the compliments seriously thank you David thank you all right Kevin mingled welcome Kevin thank you thank you for having me mayor city council um so this is about me uh I lived in uh Southern Utah for two and a half years I lived in the city for a year now and we just love it I have a son who's 15 I've been married for 20 years um my occupation right now is uh vice president Communications for Delta Health coaching we service all the balance of nature customers um what else I don't know what else I had to say questions Kevin I think uh we've talked a lot about zoning uh so give us your thoughts on zoning and kind of the roles uh um Planning Commission member those those are we lean heavily on our Planning Commission member to to go through the process and understand that and so give us your feedback on some zoning and regulations that way sure you know I don't have a background in uh construction or engineering or anything like that but um the last few cities I lived in I've witnessed a lot of the I would call poor planning and matter of fact I I ran for office uh for the Mojave water agency back where I lived and I didn't win but I did get a third of the votes so I was happy with that um but anyways I saw a lot of the um I would say mismanagement of the water and it took a lot of you know about the planning with that I know there's a there's multi-faceted parts to it and you know I I lived in the community I wanted to you know have my two cents in because my family was in part of that community and it's the same thing here you know I moved here and I just love the opportunity to live in southern Utah so we can actually have Freedom that can actually have family and faith those are really The Three core principles that really drive me to pursue you know something like this I appreciate you being here I know in your letter you talked a little bit about preserving our hometown feel yeah talk about that a little bit that's important to me so okay it's important to me because I want to make sure that it doesn't turn into some other places I lived where it didn't have that Hometown fill you know and I know it was really just a lot of the special interest that we're making those things happen I saw that with the Water Agency you know I really investigated and found out they were doing things that were just really not you know for the best interest of the people or for the city itself and so that's what I would bring to the table for the Planning Commission be able to I'm a vested interest in my family and my community and be able to have that Viewpoint rather than more of a special interest [Music] well said thank you Kevin thank you appreciate it all right thank you uh Gregory McCombs go ahead and introduce yourself and we'll ask you a few questions hi I'm Greg McCombs uh I'm a retired structural engineer I first came to Utah in 1980 when I was stationed at Hillary Force Base um and I really liked it and then after my well during my engineering career it really slowed down I'm actually grew up in California really slowed down so I moved back up here in uh 2005. I believe and I worked in Salt Lake City for construction engineering firm and then moved down here five years ago and like I said I'm retired um the things that I like to see going on in in Washington City I would like to see the downtown develop so we have something similar to um St George but not exactly like St George I think we improve on some of the stuff that some of them weird stuff they have going on um you know like multi-story uh commercial downstairs and then maybe multi and then above that residential and then I'm really excited about the stuff going on out out by the airport on Washington City Park I think that's going to bring in some big tax dollars that City could use to spend even that's not my responsibility as far as the someone people come into the Planning Commission and ask all the time what about the water what about the water so I'm kind of on the other side of that because I've read the water or the Washington counties Water Conservancy uh report on that and it doesn't look like we're going to have a problem and I think a lot of that is the anti-growth people drumming up any bad news they can I think they're really pushing that when it doesn't it really appear that we really have a problem um I'm not really I'd say my favorite thing about Washington City right now is the new chairs that you got because mine too you can thank councilmember Casper said you cannot thank me for that and I think that we're actually blessed to have Thad work I mean he he does a good job of answering questions when stuff comes up at the at the Planning Commission meetings even when I ask stupid questions well it sounds like you're very well informed I appreciate the really insightful points that are really the very in step with some of the things that this council is focused on but we're not going to let you off without a few questions I see councilman Henderson ready to ready to oh go for it so Greg I one thing I appreciate is how you've been coming to our meetings Planning Commission and city council for several months and I've enjoyed your comments you know you're not afraid to stand up and you know give some good comments they've been good comments and I really was excited to read your background and stuff after having met you and had you in our meetings and stuff and so anyway I just wanted to tell you appreciate you you know being part of the city and and you know how you're here and involved in things and and care about it so appreciate you putting in for this so thank you another question for Greg yes I have one mayor I'm interested to know how you'd preserve Community the community's character while accommodating development how do you preserve that during development because you've gotten to know the community it's very unique here and we do have that Hometown feel that we want to keep but we also recognize that we need to develop as well I think that Community Care by um putting in modern style buildings through the downtown but intermix I mean just walk outside and look at our park it's absolutely fantastic right here and then putting in more parks around the town also I think preserves the downtown or the Old Town feel that's just my opinion but I'm an engineer I do things on paper it's ugly thank you any final questions I have I have one so I appreciated my time on Planning Commission we had council member coats he and I sat right next to each other I appreciated his input on the civil engineer side of things you mentioned in your in your letter that's where a design professional would benefit can you speak to that a little bit and and how you would add that to the Planning Commission can you repeat that yeah because I have I have hearing problems no that's okay you put in here where the um times during the discussion and going on with Council membrane Henderson I appreciate you coming to counselor to Planning Commission meetings but you put in here by planning commissions planning Commissioners were a design professional would be a benefit there's there's been times where um like the council has requested the plan a commission to consider some of the issues and one pops up right now and that was um when the cup came up about allowing a crematorium into uh commercial District 3. and I think that I think Thad brought it back to the middle that you know I think a lot there's a couple contractors on there and I think a lot of people rely too much people on the Planning Commission rely too much on the advice of the contractor and just my personal advice he's winging it where I went wing it I would say a little bit more and you guys may be surprised to hear it but I think if you have the opportunity to get an architect grab the architect because he's well more he's way more versed than I am in planning well thank you Greg we appreciated your comments and and his comments appreciate your application thank you and our our final candidate is uh Jamie Tidwell my neighbor I'm Jamie Tidwell um moved here to Washington City in 2010 so I've been here for 13 years with my husband and two boys where we've raised them uh here happily I'm in real estate selling residential real estate and have been doing that for seven and a half years I've just been involved in the community as much as I can um and getting to know the residents people coming here from up North people coming here from out of state families that have grown and intend to stay here I've worked with a lot of um a lot of those people too so I feel like I just have a pretty good understanding of what draws people to Washington City uh living here selling real estate also own a small business um just kind of gives me a good perspective I think of what people are looking for um alongside what it is that I love about Washington City all right questions for Jamie Jamie can you touch a little bit on zoning in your experience with with zoning yeah what's my ex my experience just like your thoughts on zonings um I think that there is it it is very important obviously in real estate we have some understanding of how that process works um getting small businesses or getting something changed in you know getting zoning changed to accommodate your needs um I think that that takes a lot of um consideration for what's around it I think there's a a good time and place for everything I know that we're lacking in some areas um but you know I don't think so changing Zoning for everything is just is is the right answer it depends on what it is that's coming into town what what do the metrics look like how is it going to affect the surrounding neighborhoods or um what kind of tax revenue is it going to bring in so um depending on what it is I think I'd have a better answer for you but I do have opinions for that um I mean I'd love to see a Trader Joe's and all those things um but there is a time and a place I think that um keeping Washington City the likes you know small town USA Vibe that's that's really kind of what I loved from day one living here I hope that we can maintain that um but we all we also need some commercial we we need some tax revenue we need to be able to you know stay in our city and do our shopping in our city and have you know places for our children to you know run and grab an ice cream and not have to catch a bus to go do it you know so I think zoning and getting things passed is important when it's the right time in the right the right place well said one last question yes uh Jamie thanks for being here tonight thank you um my questions um is going to center around affordable housing you know that's been something that's been on the minds of a lot of people and especially in our area where we've seen residential homes go anywhere in the mid 700s they've relaxed a little bit recently you know as a city and we get some legislation from the state mandating adus and things to help curb that so what as a professional realtor what do you see as and I'm not asking you to solve the affordable housing price but just what are your thoughts on that and and how would we move forward or how would you be able to entertain that as a as a member of the Planning Commission um time I have I have hope want to stay and live here buy a home sooner than later um well he's 18. he did move out but he's renting so um uh I have I have noticed that you know we've we've improved in that area for sure um I know they're still gonna always be more need for that um but it seems right now that affordable housing isn't necessarily affordable um and that's kind of the General common you know um word that I hear is that gosh you know if these you know affordable housing 385 400 that's not affordable um I don't so I think it depends on what everyone's definition of affordable housing is I know that there's been grants a lot of loan programs that have really helped in that regard um but I don't know if we've got the jobs necessarily to accommodate the affordable housing typically you have affordable housing in big you know metropolitan areas where you have jobs that get people going and then hopefully they get in you know they buy a home and then you know like human nature they want to continue to grow and their families grow and then they take the next step um so I it's it's kind of I think we're kind of at this um Clash of still this small town but also um you know we're also trying to accommodate some of these bigger tech companies and you know um creating jobs that have incomes that allow people to buy their first home it's we're not quite there yet so I feel like I'd like to see affordable housing be more affordable and be in areas that work for those people who you know are getting those jobs that can afford those homes so I think we have some work to do there I it can happen very easily I just I know land costs are expensive construction's expensive so to get those homes to the prices that they need to be it's a little tough right now obviously interest rates are high there is there's like a lot of moving parts that don't make it super easy for the developers and for you know the buyers so but I yeah I see the need for sure um and yeah again it's one of those things where there's we've got to find the right place for it too great comments thank you thank you Jamie and thank you to each of you that um have applied for the playing commission it's likely that that appointment will be made at our next meeting which is on on June 28th and I've asked the recorder to quickly Let each of each of you know how that goes again it's not necessary to come to that meeting um but we appreciate you you're welcome to stay for the next hour if you want um as we move on or you're you're more than welcome to leave as well the next hour will be spent which is item three this is water utility and impact fees our assistant Public Works director who oversees water Lester Dalton is gonna is gonna present and I'm sure he'll invite some of the outside professional Consultants to come forward as well Lester thank you mayor thank you Council um our our Capital facilities plan for water we try and and revisit that about every five years we're at that Horizon we're already building facilities that were in our 10-year plan and even a little bit beyond that um we're horribly behind we need to get up to speed and and try and try and stay caught up with this um we've also noticed a tremendous increase in construction costs as of late um the last several years as well as we've seen some increases in our ability to produce the water and continue to to Market it for the current rate uh so um with that I'll kind of turn the time over to sunrise engineering they've put together a little side presentation we'll probably have some technical difficulties but we'll work through them um uh I also included in your packets uh for the entire uh Capital facilities plan um it's in its draft form right now we're looking for some feedback from the council uh tonight as to any concerns or items you would like us to dive in a little deeper too so with that I'll turn the time over to sunrise engineering we've got both Dustin Shafer as well as Blaine Worrell here um to kind of walk you through where we're at today Dustin Blake welcome thank you mayor council members it's a privilege to be here it's been too long and not only the white paint but a few new faces from the last time I was here um I'm Dustin Schaefer principal engineer with sunrise engineering Sunrise has been here in Washington City over at 300 West since 1996. I've been privileged to work on Washington City projects since I came down to 98 and it's really a privilege to be here I just wanted to uh just some brief introductions Lester mentioned about every five years or so there's a water Master Plan update and if you go back there was there was one in 99 and sometimes they come quicker there was another one right after in 2002 and 2009 and anyways so on so some have been a three-year some the last one was 2017 so it's been a little longer and as Lester mentioned there's been a lot of pressure on the city with growth with construction costs have gone up considerably uh and so this master plan the is going to be focus is focus and hopefully everybody's had a chance to to take a look at that and we'll go through the highlights in a in a fairly quick scenario here but it is focused on your water source capacity how much water you can deliver to your residence how much you can store you've got storage tanks throughout the system and then how you deliver that through pipelines and infrastructure all of those things and future improvements that come along with that are going to go directly into how your your user rates and your impact fees are developed and calculated uh Blaine Worrell here he's been the project manager and I'm going to let him he's worked very closely with Lester and your staff uh in developing this it's been really exciting because with your new with your new water Smart Meters there's a lot of great data where in the past it's been the the planning has been based on um State uh approximate figures and so on and we've got you've got really good data as far as what your your your everyday citizen uses so with that I'll let Blaine uh take this over as far as technical difficulties we've limited our liabilities by using Lester's laptop so if there's anything that goes wrong we'll put that on him let's see if I can get this to work your mouse is not it could be good foreign there we go perfect all right so uh just as a quick introduction Dustin pretty much gave everything that uh to introduce this but this is an update to the 2017 plan um some of the big changes that have happened since 2017 is one growth spin astronomical compared to what was projected back then Lester mentioned that he's currently working on things well outside the The Five-Year window that was planned in 2017. another factor is is costs I'm sure everybody knows that costs are insane compared to what we would expect based on normal inflation and so um as costs go up it also in fact affects everything else as far as revenues and and construction costs for the city um so as part of this master plan Dustin mentioned it involves analyzing The Source storage Distribution Systems we looked at the the growth rate um and actually looked at that next next slide which it's not showing up very big but uh we spent a lot of time with the city staff to really try to dial this in as best as possible so that going forward we don't have the same problems that we've had since 2017 um and tried to to Really nail down as best as can be guessed of what that growth rate will be to provide the city a best plan going forward um Dustin also mentioned the the great data that Lester now has access to based on uh current meter technology that he has he's able to get actual real-time time flow so Lester gave me spreadsheets of minute data flow going into the city so we were able to to track that down and provide accurate historical usage for the city which shows here over the last four years we have this data um being the average you know per eru which is an equivalent residential unit meaning each residency unit more or less uses approximately 15 or sorry 478 gallons per day based on the data we were given which equals to A down we can see about Fourteen and a half thousand gallons a month or 170 000 gallons in a year um looking at the the source for the city I know this is a big Topic in the in the county where we can find water um looking at the what the city currently has access to with the city's current sources and also what it currently purchase purchases and takes from uh the Conservancy District's water um there is enough source to get into the 10-year window uh just barely and then in the 20-year window there is a I can see on here there is a a shortage of about four and a half thousand gallons a minute of of required source and um and the on the downside there is and we'll talk about in a second but there's not a lot of source projects that's available for the city currently um there's Wells are kind of Tapped Out water rights aren't really available however So the plan really would be to get more water from the Conservancy District and really just to jump in and then before we unders we understand that right that's why once we're a part of that agreement and and we we rely on them and you're right we have drilled kind of our last Wells for the most part so no um yeah and so but there's a there's plans going forward we have recommendations in there to get more water from the consumer District in that in that 20-year planning Horizon um so I think it was looked at with storage uh storage capacity currently is a lot uh shorter than Source there's about cities about getting to the edge of where it is available on on storage there's enough storage currently for about another 3 700 um equivalent residential units and so that was a big F kind of a point to look at for our recommended improvements was getting more storage for the estimated growth that's that's coming for both the 10-year and the 20-year window on the distribution analysis we used a water modeling software to determine how the distribution system pipelines booster pumps things like that was able to handle one thing that's that's really unique and really cool actually with the data that Lester is able to provide us and and some new modeling software as part of this project we built the city a dynamic water model meaning that it can show real-time uh look as kind as the day goes in a given hour of the day what the system looks like where the tank levels are um and it's dialed in to show you know if certain valves are open prv sort of changes or pumps are turned on or off or if anything fails um what kind of impacts that has so that the city staff is able to um kind of plan for different scenarios and situations going forward and so all that leads to a list of recommended improvements if it's in that 20-year window and a lot of these are associated several tank projects then we also have trunk lines main transmission lines for those tanks as well as booster pump stations to get butter to those tanks one thing I do want to note is we do include a recommended installation time frame of these these are just estimated we don't have um you know there's no crystal ball to say exactly when these have to go in but this is the best the best estimation on current data data and also um so it's as time moves forward and growth happens in different areas these are are adjustable but this is the best oil provide at the moment so all of this recommend improvements and and data leads to how these are going to be paid for and and what kind of plan the city has to work um work with one aspect of that is the the user rates the monthly water bills and so with that I just want to show you so here's the existing user rate structure that the city has and we performed a user analysis showing what the projected expenses would be with these recommended recommendations and with with growth and and expected inflation rates and expected in inflated costs and what a a proposed user it would look like in comparison to what there is existing So currently based on the current average usage and the current user rate structure an average user in 2022 was paid roughly 40 46 dollars on and that's average across all users um and so I just wanted to take the next couple of slides to really break down what's in that user rate structure and how that that applies so there's multiple facets especially with the city's rate structure so one aspect is the Conservancy District charges as we talked mentioned earlier as the mayor mentioned that water is purchased from the district and one of the things the city has in the existing user rate structure which we're proposing going forward to continue is a portion of an oxycle go back to slide to show is this this portion right here um that is a a per thousand gallon charge of the Washington County conservator shouldn't charge and what this number is is every thousand gallons that the city purchased from the district has a cost uh currently I believe it's a dollar fifty four per thousand gallons but the city does not purchase all of its water from the Conservancy District in 2022 is about a 60 40 split 60 percent from the conservative District 40 from from City sources and so um the 96 cents that was in the existing plan was a weighted average that taking took into account the the city's cost to produce its water and the percentage that it provided to the city and the cost to get water from the district and the percentage from the district to create an average of what a user in the city would pay per thousand into that and so and that was done in the last master plan and this in this maximum update we've reevaluated those numbers with the increased percentage of the districts and the district's increased costs and we have provided a recommended increase which will show in the when I get to the the slideshow in the recommended user rates um we just show an increased rate for the Conservancy District one thing that is nice from the having the concerns District charge in there is that the Conservancy District raises its rate 10 cents every year and so the city historically has been able to increase that portion of the rate so the city's rates hasn't necessarily gone up it just reflects the change in uh the conservative districts charge as a kind of a direct pass through one thing I do want to mention is that it'll show up in the user rates is every every user in the city is charged a dollar 75 charge per month to go straight to the Conservancy District and so one thing I just want to go over quick is what the the philosophy is in developing user rates user rates are broken into on the city Side into two pieces there's a base rate and an overage rate the base rate is the the set charge that everybody pays based on their meter size per month regardless of how much water they use and the philosophy there is that this rate is set so that it covers all the fixed costs of the city so every every expense the city has regardless of how much water it produces is covered so if anything were to happen and the city didn't produce any water there's still costs associated with having the water department um operating and the infrastructure in the city and that is what covers those costs and then the overage rate is the amount of a user is charged based on how much water they use in a month and this is set on the philosophy here is to cover all expenses that are based on usage so utility rates you know the more that's used the more power is used to use pump stations some some facts some factors of of the expenses are based solely on how much water the the city is producing um so with that we we projected out using the city's existing [Music] um sees existing expenses from the last several years Financial reports uh projected those forwards projected those forward using inflation and um you know what we're observing in costs and plan costs such as the recommended improvements any new bonds needed things like that to come up with a total expense shown here and that is broken down as you look on the table to the right we have every line item of the expense is broken down to how much of that is fixed and how much of that is is varied and that's something we sat down with Lester and his staff um went down and and figured out what was was required for each of those to make sure the city is is getting the revenue that they that you guys need so taking that that expenses in in dividing each side of the fixed expenses and the varied expenses comes up with a new base rate and new overdrade so with this our the result of our analysis shows that a new base rate of 24.19 would be needed to cover the projected fixed costs of the system and then on overage if scroll down there we go overdright would be a 31.33 overage rate to be able to cover the those variable costs um to the system and so what this this results in is a user rate of a base rate of 24.19 an overdrade of 31 33 so an average rate of 55.52 cents and this is an average rate across the board for you know we're going to look at average so looking at low users and high-end users this would just be what the the average rate for the city to cover its expenses what was the base rate before I think I missed that it was 18. okay all right yeah and so what this results in is a approximately 9.50 increase from what it currently is for an average user um and so um I guess I'll stop there is any questions up to up to that point counsel any questions I've got a few but I think I'll wait till the till again I'll I'll kind of ask him in a specific order when we're done I think one thing just to point out maybe not a question is we recognize that the water rates are are low in our area and it's been an issue but it's never fun to see those go up but as we as we look for more source and it's not available and the inexpensive water isn't available this is sort of the reality of the future of water in our area and I I think everybody understands that but it just now we're putting it into Data that we can see that's that are dollar amounts that's important and so what we did is to go further from taking this average rate of 55 42 cents is to put that into the the tiered rate structure of how that reflects a given user and so the the philosophy there of what a tiered rate structure is instead of just paying everybody a flat rate is a tear structure gives a a charge per thousand gallons based on usage so the lower amount of water you use is a cheaper rate the more water you use it gets more expensive as you go up um and one of the the big things that this will do is uh helps can promote conservation as you know no one wants to pay more every month so it helps incentivize using less water and as you if you don't know if you were to see kind of the current conservation plans that are going out there some of the wording you'll see is an aggressive user rate structure and what they mean there is is just having a high-end tier structure so you were really incentives people to keep their their usage down which leads to my next point of conservation um it's it's a Hot Topic in the area everybody's pushing for it but there is a correlation between conservation and user rates that needs to be at least thought of and that is as as usage goes down the one factor that has is revenue Falls as well so if we set a user rate structure expecting to have a certain average average rate or average usage and the C doesn't achieve that average usage it may not cover hit the the revenues to cover its expenses and so working with the city staff we came up with a new approach um a new philosophy kind of to think about with with user rate and tiers to instead of uh using the not actually the next slide instead of using the average user rate which is what is historically been done to establish a used rate tier structure is to focus on the city's conservation goals and use that as a as a premise to start as the as the base so that even if or you should say when the city is able to hit its conservation goals it's not penalized by not having enough Revenue to cover its cover its expenses and So currently the city's average usage is around 14 300 gallons a month but if we were to look at the conservation plan that puts that usage down to about 12 200 gallons a month and so when we did our our tiers and our our proposed rate structures we were using the 12 000 um gallon number to try to make sure that revenues can stay where they need to be going forward and so next I have just a few slides on some some options that we've set forth these are just uh really just some available options the main thing is to hit that the average average rate but so here are some options this would be using the exact same tier structure that is that is there now with the same same break same number of tiers um it uses a 10 increase per per tier of 5 000 gallons I should say the one difference here is the original tier structure went zero to five thousand with implementing the conservation and talking to City staff we think we believe that the the first tier should be set at that 12 000 gallon Mark to basically say that that is The Benchmark for the conservation so as long as we if everybody falls into that first year we still have the revenue that that is needed the second option would be to to clean up I shouldn't say clean up but to simplify the the tiers reduce the number of tiers make them larger and this option has a larger increase per tier um in another the last option I provided is is a very tier increase starting at a 10 increase low and building up to a 50 increase really having a higher increase on the on the upper usage side and so what this here's just a snapshot of what this would look like for um the varying varying usage so if you had a low low use kind of fixed on single single resident household um currently they'd be paying about 26 dollars a month with this increase would be up to 37 and it wouldn't change um in the tiers same with uh you know someone that hit the conservation goals would go up to a 15 increase wouldn't vary in the in the options but as you notice as you get to the an average user or a high water user the increase in in Bill does increase um so here's just a couple slides that you have that shows a comparison oh go ahead can you go back for a minute yeah of course um so is this just based on them using the top usage like the 14 368 that's your number your 62 61 there so you're saying there's going to be an 18 increase on that usage for option one is that what you're saying correct yeah but I guess my question is is it is it using that 14 30 368 number or is it using yeah it's using the 14 because that's that's the usage but that's is that in the tier like that's the tier what tier is it in so that would so if I go back to say option one so 14 000 would be the first twelve thousands would be under the this 250 seven per thousand gallon and then the 268 for the remaining three like three and a half thousand gallons plus the base rate [Music] and the base rates based on the average or you're saying it's based on the if you're in tier one you would be off the 24 and 19 but if you're in tier two you'd be in the or the the overage the non sorry the the high usage one which is is that 62 67 on the I'm just trying to understand what the base rate is yeah the main street does not change for usage where did you get your base I mean I I know where you got your base rate from but what's your percentages on residential versus or low users versus high users um that just is straight from uh the tier so that has it's not really based on low user High users it's it's we have the low first tier set at twelve thousand so everyone that's under that twelve thousand pays the same and then every gallon you use over the over that is where it goes up which is what it does now now let me reformulate my question my question is the way you formulated this to get to the 55.53 right which is the average there's a percentage of high users and low users and you averaged it correct and you're saying everyone's base rates go into 55.53 is that not what you're saying on average yes so and that's where we brought in the conservation Factor so that would if we were to use today's number and everybody use the average um usage if we set it at fifty five dollars and and restructured this it would decrease costs it would but what would happen is as we hit that conservation Revenue would decrease to where it's no longer covering expenses does that answer your question it doesn't but the the reason why I bring it up is I'm just trying to understand the formula and how it got to the to the 55 because uh um because then you're you're setting the fixed rate at like an example of a 5 8 meter at twenty four dollars and 19 cents that's not 55 so what am I missing so that comes in the over so the overage average overage needs to be 33 dollars so your base rate is before you get anyone get that the thing that I'm not getting is that you're saying there's a base rate of 55 but then the base rate is 24.19 what am I missing total bill will be 55 average 55 is an average total bill for every customer so you're correct there will be some that are much lower and some that are much higher depending on their usage so where are we plugging in the 55 dollars then it doesn't get plugged in that's just the average that we have to maintain in order to run the system 55 . one more so so every uh three quarter inch meter residential meter the base rate is going to be twenty four dollars in the 19 19. he's speaking the mic sorry every base for every base rate every residential customer is going to be 24.19 and then and that's based on the fixed fees and then the next slide this is just an average looking at the entire system the total variable expenses this is the overage right so yes the overage would be 31. but the the later slide where where the table that Blaine got to that is just taking a snapshot of an example of someone that that uses five thousand gallons that's an example of someone that uses fourteen thousand yeah so they're they're all going to vary between you know some of them may may only their bill may only be 20 or 28 dollars a month and somebody's going to be 118 but overall and and it's kind of hard to say you know when you're doing an average for the whole system I mean without doing a really complex analysis of everybody's individual data you know what each one is that's kind of the first part's an average and then later we're talking about just snapshots of specific yeah and but you're just saying the 55 is the an average total is the average total is what you need to maintain your system right okay there we go any further questions on that well then back to this you're saying option one two and three are these just examples yeah they're just examples so is it two we're not like deciding an option okay you have to well what is it what is option one it's just different ways to four tiers you want to say it again no no it's just yeah it's based on the different tiers in fact here let me get to this slide that shows how the the next one this will show I'll just skip this slide for a second maybe if it lets me there we go um it's not really easy to see on this but um uh this shows how the rest of the system go for it regular Adobe that way you can pull it in tight enough councilman as they're searching through the slides I will just report my assignment to the waterwork group you'll notice in this slide right there there's a kind of a average tiering that reflects the the water districts work with the municipalities to encourage a conservation tier system so you'll kind of see where the where the districts experts had asked that things tear based on the month of when usage would be needed this slide shows how the rest or other communities in this city are in the county um do their tears it's not used so springdale's up here Ivins is green and hard to hard to see um right here here's to be the three different tier options we we have um but but ultimately these are options for the council to decide on how how to set that with the ultimate goal to be that 55 dollars as an average and then determine how much um conservation you want to encourage um by charging on the on the higher end because these numbers the higher end users are not really providing necessarily to that total they are compensating for the low end users a little bit um but it's trying to provide promote conservation so those that choose not to conserve are really just are paying for it and that provides the city with additional funds to pursue conservation efforts go ahead if I can add that that chart showed that all three of the options essentially perform the function that you need to get that average rate overall it's you can just see between that yellow and the blue and the red there's there's some differences in the level of um incentive I guess on the high end you can see that yellow that that option there uh is that three yeah yeah it gets a little higher on the higher usage and those would reflect what the what the council could decide going forward on how that would best reflect our in our city right yeah but but all three of the options ultimately generate the the amount of Revenue that's required um is there any anything else on user rates um before I go on impacts and you go back to those slides which one the one with the this one yeah just so on the current average user on option one it's 6261 but option three is the same but in the slide it didn't show that in which side well then your graph it always goes up so I'm just curious there is actually a little bit of because this option two goes up at a 25 increase continually and option three staggers it in the middle option two actually has a higher basically option two would charge higher in the middle and less it's almost more uniform and it's uh increase whereas option three is the more exponential and it's increase so if I were to go this is actually a good side to show that if you look at the bottom here zoom in a little bit nope that's the wrong button at the beginning their level and in the middle option actually is the higher um but then you get to the higher users option three is overtakes it option three is the blue option three is yellow so in the higher the option three is higher but in the middle option two is higher but these could be rearranged in any and reevaluate any anyway increased in between tiers is is desired with with keeping the the start of the tier at 12 000 gallons um that pretty much covers expenses and so how that's increased from there uh is is really the decision the Council of how to incentivize how much the council wants to incentivize so so what I guess it comes back to my original question and is that percentage-wise of the city and you might not have the answer I'm just in my mind like currently right now how many different tiers do we have yeah so we have nine what percentage in tier one is the city what percentage in tier two is the city I do not have that data I don't know if Lester knows anything on top of his head I doubt it we can get that for you we probably just have to have Britney pull up to let you know yeah I'm just curious because I'm just trying to understand where's our where's our big yeah we have those big violators right we know that I'm looking for what is the bulk of our city is it 24 000 is it 30 000 is it twelve thousand like what is the bulk of our city on right now currently so that's one of the things I'm looking for is just trying to understand who who we're affecting what this rate increase yeah so and and I agree nine tiers is a lot but I also don't want to have two tiers where it's like hey you hit this one gallon over all of a sudden you're getting hit super hard like I like tears I just and I don't know the best answer on if Nine's right or not I mean you do a lot of water Mass funds for a lot of communities what's what's what do you think Nine's probably on the high end of the number of tiers in the county it's between about five and seven is kind of it's average is what I was seeing okay and I think I think you could look through your billing data and find you know where the majority are uh I think you'll probably find it's going to be in that 15 to 20 000 range as far as usage the average with the average being driven down to the 14 by your your you know maybe seasonal customers or or in single individuals or whatnot do you provide any analysis for the rates how they best would be served in our city is that part of your your study the different rates how they would apply to answer councilman coates's question because like said we don't want to go over one and then be bumped to another tier that would I mean is that part of your analysis I'm asking if that's a city or is that part of your study how that would how that would um be played out as far as our residents in having to pay for the water is there a consideration for the cost and that's what I'm saying so I I think are you asking because my understanding is the water rates the first 12 000 you pay that and then the next 12 000 you pay a different whatever the tier is so you're only paying that first but does your base rate jump up when you hit that other tier no how are you determined your base rate then the base rate's 24 for everybody everybody now it would it will change it will change at least based on your current uh setup like if that's that's for a residential connection yeah a three-quarter inch meter for a one and a half inch meter That Base rate goes up proportional to that meter size and so on but otherwise That Base rate is the same for everybody um but like a tier I guess I think you probably followed if yeah you pay the base rate regardless the person that uses 20 000 gallons is going to play pay the the same rate for the first 12 000 gallons then they're going to pay a rate for the next 5 000 gallons a little bit for more for that and and so it's all calculated in there but everybody should be treated you know as far as the base rate goes I think it incentivizes you know keep it in that 12 000 conservation range so I oh I'm sorry you go ahead so you talked about a little bit of you know about raising the base rate and part of the reasoning for that is to cover some variable cost increases can you guys talk about that a little bit what are some of the increases we're seeing in the variable costs so on on variable costs the big one's going to be power increases so as power rates increase um you know you're one of the biggest expenses to the city on the variable cost is is running the wells running the pumps um and that is directly proportionate to how much water is being produced and so that's a variable cost that's that goes up other than that um there's some costs for I think we're having there's some repairs things like that um budgets that and construction costs go up uh material costs have gone up salaries go up on some and Ivy I just want to make sure I answer you at your question let me see if I can see what you're asking yeah um yeah we got an answer just like are you good yeah we're good Council we've got about 15 minutes before our hard stops so let's get you all the time any dance or ask any questions you'd like yeah we're not going to make it but but I I want to follow up because it we just went through this with our power Department as well and so one of the questions came up is we are looking at increasing our base rate based on we have a lot of Resort homes right they're not or they're I wouldn't shouldn't say Resort I should say some I'm gonna say winter homes for them that they don't get used all the time so is it more beneficial to look at increasing the base rate and not the water usage but because that's kind of what we did on the power side because there was homes that weren't being used but they were getting a better benefit than the the neighbor next to him who's there 20. all year round so it's just a thought I had while we were thinking of Base rates and I don't know if this is appropriate because they're using their water no matter what in the summer currently but the other thing I want to and it's just a thought so we don't need to dive into that but the other thing that I want to talk about is we are potentially bringing on some irrigation and then secondary water and so how does that affect the system when it comes into when someone dives into if they now have irrigation and it reduces our dollar amount that we need for maintaining because we still got to maintain these items and we gotta so it's just and and right now we don't have it right but we potentially might within this Five-Year Plan so and I just I just wanted to bring up one point um some of the direction that we gave sunrise on this right up front the base rate covers our fixed costs or fixed costs are associated with the system as it sits today we have to have these fixed costs in order to have the system there and available to provide the water when the time comes so that's where the fixed costs are that's what what establishes the base rate is this is the system this is the Personnel that we need to have for the system to be able to operate when the customer needs the water the second component that I directed them to is to make sure that when we hit our conservation goal that every gallon is paid for so one gallon comes out of the tap at any of the options at any of the tiers that gallon is paid for that all happens with the first tier every drop of gallon every drop of water that comes out of a tap onto a lawn anything is covered within that first tier anything above and beyond that first tier which is our conservation goal according to our conservation plan anything above and beyond that is we're looking to conserve down to that point and if we can serve down to that point every drop is still paid for we've covered the costs on each drop of water that comes out so that means if if every single home in Washington City only use 12 000 gallons you could cover your costs correct is that what you're saying okay that makes sense and that that was the whole premise behind um kind of the change that we've taken the the goals and everybody Washington Washington cities um everybody in Washington County is pushing these conservation goals there's going to come a time when if if we're not covering each and every individual drop that comes out out of a out of a faucet and we're looking for a high-end user to cover the guy that's being conservative we're going to end up in some Financial hardships because of that so that that's the reason for the the tier shift our our current tier structure the first here is from zero to five thousand gallons what I'm what I'm hoping to do is accomplish a tier shift we take that first year to 12 000 gallons and establish our conservation goal with that first tier it's all 100 covered I don't need a ninth tier user to cover the guy that was using 2 000 gallons a month anymore I don't need to have that ninth tier user anymore to cover that that shortfall so Lester wife while you're up though one of my thought processes thinking about this base rate is say it was a little more that covers that covers your cost but that doesn't cover replacement costs of the infrastructure so like I'm just a little because yeah we can and we have we haven't gotten to impact fees for those projects we need but we still have all this line in the ground that we got to pay pay to replace at some point in their at the end of its life wait it somewhat covers that with the depreciation of the system as an expense so it some of that is included once a line gets fully depreciated of course then we're not continuing to depreciate it but there there is some of that expense that's built into your to your base rate number of replacement value okay I'm just trying to build a little piggy bank to help us because we always seem like we're always short on funds for sewer and water projects because they're because they're not because on replacement and I think I think the other question that you're getting at that I heard you get into a little bit maybe we don't have the time but if we end up going with a secondary system then either the rate for the secondary system has to be lower than the culinary rate for our residents or they're not going to want to choose that secondary system well there's that but there's the other aspect of now say magically we had a secondary system and everybody magically turned it on one day half the requirement of water for that we currently have in our culinary system so it's a huge benefit to us oh again to what you you just said as I agree we have to make it so that that secondary can be affordable but what's funny what I don't want to get down is that we we set this base rate and we go down this road and then we bring on a secondary irrigation and the secondary irrigation now takes over and so how do we get that so it's because the goal is to keep irrigation low just I mean barely low even though it's the same infrastructure cost same maintenance cost but what you don't want to do is have the full culinary cost and then try to add on an irrigation we have to find a way to blend the two to make it palatable for our community members and I and I think those are really good discussions to have as we integrate that new system right now we kind of have to look at it like we don't we don't have it we may not have it so where do we want to go from here but you're right we may need to look at a rate study again when we integrate the the new system in so this isn't by any means this isn't going to be our rate for the next five years we can look at it every time we have changes to our system if we need to we also need to be careful with the base rate because there's people out there that can't afford an extra five dollars on their base rate because it comes out of their grocery bills so so we need to be careful and you don't think of those people too and and every year we get 10 extra cents from The District No Matter What or down a thousand gallons so these things just keep adding up so just well and then in the back of my mind what I've what I've always thought about when the irrigation if and when it does come online and all of them components come into play in my mind what we're really going to be looking at more than anything is the tears we're going to want to we're going to want to squeeze them tears down even farther and try and get them down to where we eliminate the outdoor watering with the culinary system the base rate our fixed costs are still going to be the same for the The Culinary system regardless that that's to cover the maintenance of the system that exists today Lester you just said a great thing because the 12 000 gallons is on the high end of it indoor use of the home correct it's not the low end but like example on my house during the winter months I'm I'm around 8 000 gallons a month and so I know that's when I have zero irrigation on outside so that so I guess we're not too far off if you based everything off that and and that was the premise on this is make sure that every gallon that goes out is covered so that we don't have to we're not we're not depending on high users to cover the shortfalls on the low users because that that's how it's been historically foreign Jeremy if if the council were to want to continue this discussion that they don't feel like there's time today what does it look like going forward to be able to have another discussion before we yeah I think this was really just to introduce the topic get everybody thinking I have some we have some information we can bring back we can we can work continue to work with Sunrise based on your comments tonight to kind of refine that but this isn't something we're trying to pass today or even next meeting we'll we'll keep having these discussions until we're comfortable I would like to just set up another work session and we need a special meeting I don't know if we need or just the next work session to just continue the discussion but it was a good discussion and it's I read the whole report it was a good report so I really appreciate it just and I'm sure mayor Staley would be happy to do that for us I think we've had a good discussion but you know this is something that we want to get right we do recognize the costs are going up Dustin do you want us I don't know if you have time but that we didn't touch on the impact fee if if you had two minutes we could just kind of at least put it in your minds we actually have five so let's go ahead and take two minutes and talk to everybody yeah I'll just go to that slide then so basically the existing impact fees are at twenty four hundred dollars currently um I'll skip the analysis part for now it is in the input in the master plan um but um what it comes down to is with those increased primarily with the increased costs of construction um the doing these projects in the 10-year window uh puts the the new available or the max possible impact fee at forty seven hundred dollars and we have basically 4 700 which is about double what it is currently one thing to really take note into that is I have a slide here that shows how this Stacks up with the rest of the cities in the community um the Washington City would be the first to be implementing a new impact fee since the increase we've seen over the last two years so it's going to look high comparatively but on the save would be the first to implement basically New Impact fee off those higher costs when was the last time you remind me when was the last time we looked at impact fees 2017. okay yeah I couldn't remember it was 17 or 18. so maybe just one quick question and I'm sure that maybe some of the residents may have had in fact you may need to answer this but in regards to the dollar and 75 cent surcharge that the Water Conservancy District charges every month what does that go to and what is it for just in case somebody has some questions about them the water district is the best entity to answer simply put what I understand from them though is that it is used to fund their conservation programs like the money they use for flip bits flip Blitz and some of the other conservation programs they they see the surcharge not as a revenue source to plan their operations that as a way to fund conservation and with the hope that at some point they're successful enough that there's not any surcharge Revenue I don't know that that's a reasonable assumption that it'll ever go to zero but it but yeah it's I could be thinking incorrectly about this charge but I believe it's it's also to find new water sourcing is one of the stated goals of that surcharge to create more water source but I could be wrong on that I just but thank you Council we've got two minutes do you have any other questions or anything you'd like to give for Direction so when they come back again maybe we can start our conversation where you'd like it to to start out my questions are all about numbers would it be appropriate to email those questions because they're very specific on the numbers and how you use those and how you got to those so yeah I was gonna I was just gonna say you could email those we're right down the street if you wanted to come by you're welcome anytime we can set up a time to do that I think it might if we if you talk to Mayor Staley it might be worth a special work meeting where we could not be in our suit coats and really get into the details a little bit have some time I know we have some work meetings that are coming up that are kind of full so it might be a a suggestion we'll we'll work with him some of my thoughts that I'd want to talk about is I want to talk about the pit a little bit it seems like those numbers have actually gone down I want to know if they're for conservation or if there's other factors in play and then um excuse me which number did you say the peaky instantaneous demand and then um for probably more for for Lester I wanted to kind of just talk and see if we've ever had any discussions regarding construction water and what that would look like if we were to start anytime I know we have to have another source but if that's ever been something that we've discussed in this I did have them look at that and there is a little bit of background on that Within These slides um you know the the harsh reality is the construction water even though it is a pretty significant hit um in hard times that construction water we turn it off I mean we've got everything in our in our drought management plan that we can turn that water off if we are if we had to keep everything coming through so I appreciate that Lester you always have the answers we appreciate sunrise for being here Dustin you've been here and uh and we look forward to continuing this conversation at a at a future date cancel anything before we adjourn our Workshop session okay looking for a motion to adjourn so I moved the councilman coach second second by councilman Mortensen all in favor aye thank you we stand adjourned and foreign we'll get started here Welcome to our newly remodeled council chambers new paint new flooring new chairs it's looking pretty good so we we had our first council meeting in here a few hours ago and and it worked out pretty good so you'll if you look around City Hall you'll notice that uh we don't have nearly the funding to build a new building but we do have funding to put new paint on the walls and new carpet on the floor would it when it's time so I think it looks pretty good today is Wednesday June 14th 2023 we are in the city council chambers as I mentioned for our regular meeting all of our meetings are broadcast and recorded and can be accessed at washingtoncity.org meetings our friend Linda Van Wert from the Buddhist Community who is part of the Interfaith Council will start our meeting Linda if you'd come forward please thank you I am hi and thank you for the invite I enjoy doing this um I'm going to lead just a short contemplation and prayer and at the very end we don't say Amen you're welcome to do that but I ring this little bell and you just imagine that it is spreading this prayer please close your eyes and breathe slowly just be here in this silence in the room all of us together when we open our hearts we find the one great heart may we bring this peace this compassion this wisdom into our busy daily lives may it Inspire our work May the work tonight benefit all and may everyone share in its fruits with gratitude thanks that was beautiful thank you at this time I'd like to invite Taylor David Brown from the Washington youth Council to come forward and lead us all in the Pledge of Allegiance Taylor please rise please take off your hats and salute the flag ready begin I pledge allegiance to the flag of the United States of America and to the Republic for which it stands one nation under God indivisible with liberty and justice for all thank you Taylor Council before I call for an approval of the agenda uh I'd like to just change the order of one item with your permission I'd recommend that we move item 7A a preliminary plot that we place that item behind or after item 11a as that agreement is a critical component of that the preliminary a plot and then for for your information we do have need to go to closed session for items 15a and 15b which are the purchase exchange release of property and pending or potential litigation if there's anything that I may have missed otherwise I'll be happy to entertain a motion I already make that motion to approve our Washington City Council regular meeting agenda for June 14th 2023. and would you just know item 7A coming after 11a and that's with the moving 7A to 11 a great we have a motion by councilman Ivy second and a second by councilman Martinson all in favor aye the agenda is approved we'll move on to the consent agenda and Council as you know the consent agenda has uh just brief items that are um typically not for discussion but if there's anything that you would like some clarification we can accommodate that or if there's anything you'd like pulled from the consent agenda let me know about that but otherwise um actually excuse me before we get to the consent agenda let me go through some announcements May June 5th was the mayor's cup and it was a great success we appreciate all those who made it possible including the Washington State Rotary Club and Washington Area Chamber in including the support of the Washington State youth Council you might find it interesting to note that we were able to donate over fifteen thousand dollars to the Utah food bank that stays here to Fight Hunger locally also just earlier this week on Monday May 12th we held the groundbreaking for the Washington Wills Park and that was a fantastic event we had a great turnout and that's going to be a wonderful regional park that has some unique amenities south of the Virgin River in the fields area as a matter of note Governor Cox at a special legislative session confirmed the updated municipal election dates in order to combine them with the special election to field Congressman Stewart's seat this change will move the primary election to September 15 5th which we will not have in our municipal election and the general election to November 21st and as a side note my recommendation is that we let all of the campaign signs be in St George and we wait till around October before we put any up here but it's up to you uh Father's Day don't forget Father's Day on June 18th and um you would I'm done teasing and then also Washington City Hall will be closed on Monday June 19th in observance of Juneteenth and there are some local events happening in observance of that federal holiday if you guys kind of search for those I know one that evening will be happening right here at Veterans Park council is there anything I missed on announcements that ought to be brought forward foreign I'm going to ask if there are any Declarations of abstentions and or conflicts seeing none we'll move on to item four which is what most of the crowd is here for this evening and that is going to be the introduction and oath of office for the incoming Washington City youth council members City recorder Tara Pence do you want to come forward and uh I guess you'll do the admission of the oath of office Carmen how would you like to us to introduce this group okay I'll take a little leeway here the youth Council has been around for how many years is it 13 this is the 13th year and this is the largest group in fact this year we'll have 29 youth from all residents of Washington City who go to either Pine View High School or Crimson Cliffs High School this youth Council has a great tradition of service and of mentorship and really most in fact All City events happen with the support and participation of the youth Council in fact many just community events that are outside of our city also happen with the support of the youth Council uh we graduated a large portion of our youth Council 15. and so we had a large number to replace we did keep some of the existing youth Council and those that are here who have who have been serving on the youth Council already if you'll just stand up and so we can recognize or raise your hand so we can recognize you raise your hands high I see Megan and Katie okay and there's a few others that have that have sort of so so you're here in support of of many of the new members but there's also many who are at girls camp and boy State and other things one thing I find interesting and and the parents who were just up at the Covington home heard this but this youth Council the the new group is chosen by the exiting group and so it was a few months ago that the departing group spent eight hours at the Covington home interviewing many very highly qualified candidates and it was their job to determine who would best represent Washington City and who would be willing to make that make that commitment and so we have a new group starting now uh we we're going to administer the oath of office to those in that are present will administer the oath of office later to those who are not able to be here and then on August 26th they'll have their Retreat and then in September they'll hit the ground running and incidentally this year they will be um they will be meeting right here in the council chambers on the first and third uh Wednesdays of the month so we're really excited to be able to host them and we promise to do everything we can to accommodate and support this this youth Council but before I invite the city recorder forward to uh to administer the oath of office I just want to read through the names of all of the new incoming members and then the incoming members present will have you come forward and and receive the oath of office so and when I read your name if you're here will you just uh stand please uh Megan Baird Benjamin the Hunan Courtney Boone Taylor Brown Cambria Bushnell Victoria de Lou Keaton Earl Cody esplin Grace Hatch Leah Hench I saw you there Leah yes Tyrell Hughes Josiah Morgan I saw Josiah yes Rachel Paxman Henry Roper Sylvia signaler Sophie Staley Tessa Stewart Kalina Tucker and summer casperson all right tariff you'll come forward now and make it official go ahead and stay standing youth counsel VES Escape all right we're gonna get a picture here but before we do that I just I want to recognize the leadership that that supports this youth Council Carmen has been with this group from day one and we just really feel fortunate to have her her leadership her mentorship and as I said earlier um this will just be not a great experience not only for each of you on the youth Council this will be an experience that you'll take throughout your lives it'll make you better citizens but it'll also just really benefit your families and and those you interact with it'll just deepen that sense of community and it just kind of bonds those Generations together so I want to recognize Carmen I also want to recognize the advisor former youth Council mayor uh let me make sure I say this right Chris Lynn crystalline and I really appreciate all the work that you do crystalline I know you're you're very involved and have done so really selflessly after that and also would be remiss if I didn't uh recognize the service of councilman casperson she puts in a lot of time and and service with the youth Council and and others on this Council have have served with the youth Council in the past and we appreciate their service as well um just a round of applause for the the leadership the guides these youth and parents we we really appreciate you um I want to invite here in just a second I'm going to invite the youth to come forward and take a picture together with with uh the city council and and then before you leave I just ask that you stay for uh the next item and then after that I'll excuse any who who are ready to to leave it'll be a brief item but we're staying for um so youth Council if you'll just come forward here all of you in the middle a new and existing youth Council and then city council let's come down and gather around them and then we'll get a picture and make sure one two three all right okay yeah we this uh this youth council is is the best in the state and not only do they not only do they make everything run in this community in terms of community events and gatherings but they also um they also go up during the legislative legislative session and interact and influence the policy makers that are making laws and so um and maybe let me just throw out a challenge to this new incoming group but I know we've got a big group this is the historically big and we'll we're going to expand our bylaws a little bit to accommodate 29 youth this year we we have plenty of room here we'll get we'll get a bigger bus next year when we go up North but um let me just throw a little bit of a challenge out to this this new group and and whether it's this year or next year but I would love to see this group come forward with some meaningful policy that makes a difference in the city and work either with your council member liaison or this entire Council and bring forward either some sort of an ordinance or a modification to an ordinance that is youth driven and that makes a difference in the community so kind of consider that in your executive meetings in your regular meetings and we'll kind of keep our eyes open too but I would love to see you uh instigate some policy that that makes a difference in our community last item that Council anything to say to youth Council before we go to the next item okay uh we have a proclamation and then I'll excuse you any any um to go I don't know if it's like this in your neighborhoods but in in mine I go up and down the street and and basically all summer I see Flags out on the streets in The Yards just waving and it just makes me so grateful to be an American when I see the colors red white and blue flying those flags high in the summer and considering that today is June 14th uh Flag Day I just like to read a proclamation just as a reminder to something that we all hold so dear and that's that American flag and just kind of encourage you to you know fly that and respect that is going but I'm going to go ahead and read that and then and then the council is going to go do all the all the heavy lifting here tonight this Proclamation says whereas on June 14 1777 the Continental Congress passed a resolution adopting a flag for our new nation the United States of America and whereas the resolution specified 13 alternating red and white stripes with 13 stars on a blue field representing representing the 13 original colonies and whereas the United States flag now Bears 50 stars representing the 50 states who make up the greatest nation on the Earth and whereas the United States flag has become a recognizable and the unwavering symbol of freedom democracy hope strength and abundance throughout the world and whereas from the Revolutionary War to the Modern Age countless American Service members have fought bravely under the symbol of our flag to preserve the values for which we stand and whereas every day the American flag instills Pride reminding us of the Liberties that we cherish and the blessings which God has bestowed upon Our Land now therefore I Crest daily mayor of Washington City along with the Washington City Council hereby Proclaim June 14 2023 as Flag Day in Washington City and urge all residents to observe this day by displaying the flag and honoring all who have served and sacrificed to preserve the freedoms that the American Flag represents in witness whereof I have here to set my hand and cause to be affixed the Great Seal of Washington City Utah this 14th day of June 2023. [Applause] youth Council parents now is the best part of the meeting you're welcome to uh to leave or stay but the best part of the meeting was was the the oath of office for the Youth Council thanks for being here you're going to do a great job foreign [Applause] all right we'll move along with the meeting item six consent agenda this is for approval of the minutes of the 5 24 23 and five 3123 Council meetings the board audit report for May 2023 final plots for red trails at Sunrise Valley phase three and an amended final plot for standing Rock phase one and also the award of the bid for the Washington Wills Park phase one Mass grading to Feller Enterprises in the amount of 1 million 44 255.69 Council was there uh any need to further discuss or remove an item for the consent agenda so mayor can we just uh item 1B or sorry 6 D just do that separate just so we can read the number off I've had a request to um I've had a motion to remove uh item 6D from the consent agenda do I have a second mayor just just one quick and I know this is probably just um over overshooting here but just want to make sure that all the conditions were met on those two uh final plots for the one is an amended final plat I'm sure staff's already careful duly noted let's Circle back to that I have a motion on the table to remove item 6D a word of bid from the consent agenda I'll second now have a second by councilman Henderson all in favor aye any opposed uh 6D Award of bid is removed from the consent agenda staff you heard the councilman's uh question about all conditions being met on these final Platz Eldon do you want to talk to that or is there someone else I definitely can't speak to it um they are in line to meet all those conditions upon recording you comfortable that councilman or you have further questions upon so they'll be met upon recording whether they're not met as of right now they're in line to to be in concurrence with with those conditions yes as long as staff is okay with with that we'll follow through I think yeah that as well no I appreciate that councilman I appreciate the way you do your homework um I'll be the last signature on that and I'll ask that question to staff before I sign thank you Council further questions or clarifications on the consent agenda if not I'll call for a motion to approve yeah I'll make a motion that we approve the consent agenda for items 6A 6B and 6c have a motion by councilman Coates as stated I'll second that second by councilman Martinson all in favor aye any opposed consent consent agenda items 6A 6B and 6c are approved we'll move on to uh Award of bid item 6D this is consideration to award the bid for the Washington Wills Park phase one Mass grading to Feller Enterprises in the amount of 1 million forty four thousand two hundred fifty five dollars sixty nine cents councilman Colts councilman one of you thank you councilman appreciate that very thoughtful mayor Haywood uh make a motion that we award the bid of Washington Willis Park phase one Mass grading to Feller Enterprises in the amount stated have a motion by councilman Ivy do I have a second I'll second that and I think it also maybe talk about how the bid came in much lower than the engineers estimate so Barry oh we don't want to jinx any future bids but I agree with councilman Henderson this was good news we are very excited I Monday I felt like a million dollars yeah literally I felt really good uh the low bid of course we we just talked about it was was Feller at one million 44 000. we had four bids between um that price and 1.2 million so it was a real good competitive bid I think the the bid uh just above fillers was JP we all know them they were forty thousand dollars more so it was very competitive very close and uh the the high bid was 2.2 million which is way above you know those four but we felt really good about it um and they're excited for this for this project yeah and Barry while you're there just for the record talk a little bit about what this mask writing is going to do you mentioned it briefly the other night at the groundbreaking but talk about what this is going to do so this project is in a in a flood Basin we all know that uh we as our design want to raise our 14 acres two feet it'll keep us um a lot safer a lot better if we have water in there the as you know it's it's in the basement and so we have to keep the same volume in that Basin in all the work that we do and uh and so in doing that we're going to mass grade we we have permission from the BLM to do this this is part of the um the maintenance agreement to maintain that that Basin and so we took advantage of that have approval to do that and so we're gonna we're gonna masquerade clear down below we we do have some preliminary plans for some things we'd like to do in the future and so uh as part of this grading we will grade four of those plans also so that'll help us in the future if that happens we're still working through those things to get that accomplished um but but that's one step closer so we're glad about that and they have to import material or is it all on so this is this is all on site um we would like to we'll have to see how it comes out I would like to export some because that'll help us down the road but we'll have to find out when it all comes together when you when you move dirt it it changes a little bit and so your volumes will have to see what those volumes are when we when we do the work but we're excited about this we're excited to to get going uh toward this and then and then um start in July yeah start in July Barry you're doing a great job this is you know we uh we appreciate we recognize all the work that has got us to this point um I think this Council loves the fact that this park is being built um in a flood plain on donated ground um on property that really couldn't be used for anything else so we'll we'll make it a nice public space um thank you thank you thank you for your support in all of it okay I think we have a motion and a second on the table do we still have one on the table um all in favor aye aye any opposed the bid is awarded to Feller Enterprises and then Council just for for my help um going forward with a word of bids to you I prefer that to be on the consent agenda being pulled or to typically be a separate line item I would like it just after the consent agenda to have it after the consent agenda but a separate line item under bids yeah it's just it's just good to be able to talk about the numbers and and so that we if there's any questions that we may have received from citizens that we can ask them at that point where we probably know about it but we may have been asking questions so I'd prefer it sounds good I've noticed that happened on the last two or three so Tara a recorder if you'll just make a note of that that after consent agendas if we have um Award of bids if you'll make that a separate line item thank you Council um as noted we're going to move item 7A after item 11a so we're going to move on to item 8A which is a conditional use permit this is consideration to approve the conditional use permit C Dash 23-06 to locate a four-story hotel at 84 North Primavera Lane the applicant who I see here is a reflect architecture LLC uh Eldon Gibbs city planner will give staff report and we'll open it up to the council and then to the applicant before voting Eldon thank you mayor council the applicant is requesting approval of a conditional use permit to build a hotel located at 84 North primaveri Lane zoning regulations require hotels to obtain an approved conditional use permit the applicant is proposing a hotel with 123 rooms The Proposal includes 145 parking spaces which satisfies the parking requirements the hotel did receive a 60-foot height waiver by the city council on January 12th of 2022 and the proposal in front of us today includes a building height of 57 feet 10 inches tall the parcel is zoned service commercial the area is designated in the general plan as Regional commercial staff has reviewed the proposed project and finds that it meets the standards as outlined in the general plan and zoning ordinance the building elevation and finishes are aesthetically pleasing and appears that this development will be a welcomed addition to the city Planning Commission reviewed this request on June 7th 2024 and unanimously recommended approval of C Dash 23-06 allowing for a hotel to be located at 84 North Primavera Lane and that was on to the city council and based on the following conditions as seen in your pack up we can scroll through these elevations here this first one's a site plan front view of the hotel yes Water Park area hold on a second there's a little bit of a pool and a little bit of a lazy river I shouldn't say park with that but thanks Eldon it's keeping you honest buddy thank you here's the elevations here Stone uh it's a party plank metal soffit and fascia stucco and then the floor plans which we really don't dig into some non-colored elevations and I'll go back to the site plan and I'm happy to answer any questions you may have at this time Council what questions you have for Eldon at this time I just like to invite the applicants representative to come forward and if you'll just state your name for the record and maybe fill just a few questions on this we know you but state your name for the record again absolutely Derek Wiggins reflect architecture good to see you Derek here yeah um did you design this yes absolutely it's a fantastic site plan it's a great elevation it's really really nice work I don't think I particularly love that that stone that you selected there and it's just yeah that's right aesthetic appeal we're excited for it so so the owners they actually own the hotel just north of this as well and I know they're equally as excited to have a second property here and that one's the Spring Hill Suites and this will be the Residence Inn correct a Residence Inn Council what questions you have for for Derek the architect so the the question I have is on the the golf setting that you're extending is it matching the existing yes if it'll be the same manufacturer color everything okay just want to make sure we're not changing things up like that you didn't want pink well I'm just worried I'll hit it more mayor I don't have a question but just a statement that I'm happy to have another 123 rooms available in Washington the city here soon so pending approved well said further discussion on this I think I mean we're going to go easy on Derek usually we're really hard on him we're going to go easy on him tonight that'd be nice this is what happens when you have a great Utah history teacher right it's become a great architect all right Dad so absolutely well well done just thank you this is a great project uh appreciate you being here tonight Council I'm happy to entertain a motion I'll make a motion that we approve conditional use permit c-23-06 to locate the uh the four-story hotel at 84 North Primavera Lane I have a motion by councilman Colts here I'm happy to second that motion second by councilman Ivy let's go roll call we'll start with Martinson aye Henderson I coach aye Ivy aye casperson hi that is approved unanimously and in record time have a great rest of your evening Garrett item nine resolution 9A is consideration to approve a resolution requesting the Washington County Commission enact and present the ballot proposition to the voters a sales tax up to one percent to fund the provision of Emergency Medical Services provided by Washington City Jeremy red will present on this we did have a work session on this uh three weeks ago at our meeting I'm going to have asked Jeremy to present on this again before we have uh additional discussion city manager thanks mayor I appreciate that um like the mayor mentioned we did have a work session on this two weeks ago but there are people here who weren't present then and I think it's just a good refresher to go back over it if I go too quickly or I'm going too slowly through it move me along let me know what you'd like I'm going to show a couple of maps to start off with just to give some context to the discussion this map this everything in purple you'll recognize as as really our current city boundaries if we zoom out a little bit you can see all the way down to the airport on the south and this this map represents our current five mile by Road response for fire so if we have a fire in our city we currently have two three fire stations that protect our city 61 that's on Buena Vista 62 on on Washington Dam Road and 64-46 that's in Coral Canyon so you can see based on those the location of those three fire stations we have currently everything within a five mile road radius covered for our committee so that affects our ISO rating which is our safety rating for insurance coverage for fire insurance so I think it's important to kind of recognize that we're doing a good job one one thing that we mentioned is that we have upgraded our fire department we've added we've added trucks we've added engines and we've more most importantly added firefighters to be able to to reach this three years ago we were you know 62 was not fully staffed so although we had the five mile range we didn't always have firefighters who are who are available to respond and that it's part of switching from part-time and and volunteer to a full-time Department um the second map I'm going to show you is the four minute drive time analysis so now when you start into let's let's move away from fire a little bit move into EMS what EMS looks at is can they get to a patient within four minutes and so we as the city grows as traffic increases but mostly As we add more residents in in various places throughout our city this is the map that becomes a little bit tougher to to implement so you can see the the white circles are three existing fire stations and you can see some fairly large gaps if you can see my my cursor here there's a large a large gap here in Sienna Hills that is tough to reach within four minutes and then as you head south into Washington Fields you start to get past four minutes for the the south end of the Field stooky farm and and the areas further south towards the airport we we don't have that four minute coverage I think it's important to mention um a little bit different than St George St George has an agreement with Gold Cross Washington City has no agreement with Gold Cross to provide Ambulance Service in our city gold cross does provide Ambulance Service to everything west of Washington Parkway and that is not by agreement but just because they have extra capacity but they do not have any ambulances that are stationed in Washington City the closest ambulances they have stationed are at their office near Costco so they're they're on the edge on the west edge of our community but but they're not there and so have you tried to work with them to get in we haven't spent any time trying to dig okay um so essentially what happens right now and we have some firefighters here in Chief Evans he was gone last time so if you need to pipe in at all and correct any misstatements please do right now our firefighters get called out to the EMS calls and and they're really the first response when there's an EMS emergency in our city and uh according to Chief Evans about 80 percent of the time our firefighters reach the patient ahead of gold cross the only time they wouldn't really is if they were already in the area for some reason they had already left a call and they happened to be closer and out and then usually gold cross is somewhere between four to 12 minutes behind are our first response so so the current situation is our fire department responds they provide the first care to the to the patient and then gold cross will come at a future time minutes later and and provide any additional um service they need and then transport them to the hospital that also means that gold cross does all the billing we don't currently bill for any EMS that happens within our community if I said anything wrong so far I'm doing pretty good so far so that this is our current drive time analysis and you can see if if we want to continue down this path we we really it's incumbent upon us to find ways to fill those gaps at some future time so the third map is a proposed four-minute drive time analysis if we were to add the two additional fire stations that we feel we need in order to fill those gaps in coverage and the city council is fairly aware of this but the city has purchased property on Washington Parkway to put in what's what would be considered a Sienna Hills fire station that's just next to the settlers Point RV park on Washington Parkway and this South Red Dot is a proposed fire station in the Stucky Farm PCD Jeremy move a little bit but we have um can you talk just a little bit unless you're applying too later can you talk to us a little bit about the shared station 6446 and the EMS coverage on the east side of our city yes so station 64 is up here I think most of you are aware it's it's located in Coral Canyon it's right on the border of Washington and hurricane and it's a it's a 50 50 station so Washington City pays for half of the cost and we staff half of the firefighters in station 64. Hurricane Valley fire handles EMS coverage in in the Hurricane Valley area and on the east side of our community so everything east of Washington Parkway so if you know currently that's how that's handled so we pay for half of the cost and we cover half of the half of the bad power and that's been a a great Arrangement because not only are we sharing the facility but we're sharing the Staffing and the apparatus so that's been been a a prudent use taxpayer dollars in that particular station especially well absolutely especially when we talk about our ladder truck and some of those things yeah yeah we just spent a million dollars on the ladder truck but we were able to split that cost with with Hurricane Valley and station that truck in 64. so what I'm trying to get out in this map is we do have plans future plans for two new fire stations that would fill those gaps now as you discussed if if we decide to go a different route and we're only interested in fire coverage alone not trying to cover that EMS Gap then we go back to different Maps we look at more of the form of the Five Mile Road mileage coverage but if we're trying to if we're trying to fill EMS gaps we need to get to those patients within that four minute time period on average to really make sure that we're giving them the service they need so so that is those are kind of the maps and we can refer back to those if if we need to um let me pull up this presentation now oops you could put in the beginning it helps so let's talk a little bit about our current funding and and Brian's here if you have any questions about that this is our 2023 2024 fiscal year budget that you just approved you can see that our sales tax we estimate we will bring in about 10 million dollars in sales tax in this upcoming year and a little bit over 4.4 million dollars in property tax so 14 million four hundred and seventy thousand essentially in in sales and property taxes for Washington City and our 2024 police and fire budget is is budgeted at just over 13 million dollars so you can see that leaves us just one million four hundred fifty four thousand dollars in tax revenue for of plea of property and sales tax that are available to fund other City departments such as Park Street Cemetery all the other things that you think of as as Government Services um since the last time we talked we Brian put together some numbers for me but you can see that Washington that's about 90 of that sales and property tax that we have allocated to Public Safety hurricane is 73 currently and that's that is because of the hurricane Valley fire district they do not hurricane city does not contribute any of their their budget towards fire that is covered by the district and they have an additional property tax so their their property tax is about double what it is in Washington City if you include their city tax and their Hurricane Valley fire tags but then the city doesn't doesn't cover any portion of fire so there are about 73 percent of that number covering police only and St George they're the last number that we had for them was 83 percent so that kind of gives you an idea of of in my mind Washington City has budgeted and prioritized police and fire I don't I don't know how else you explain explain it other than that that's the way I would I would characterize it and I and I don't think that that's not appropriate but but we've done that to a greater extent than our neighbors so when we're looking out at those the time Horizon and planning ahead for our future needs uh Chief Evans would tell you this is more of an eight-year timeline I would say 10 I even snuck in 12 just to give us just to give us some uh some leeway there but if that is the intention that the city council would like to continue on that path and and continue that EMS portion we we need to continue towards those additional fire stations additional apparatus Personnel the two new stations and then we know that we have additional remodel expenses at station 62. um earlier I think most of you in the audience weren't here for our work session but we talked a little bit about impact fees for water and we've seen exactly the same thing happen with our with our fire fees when we when we set up some of these it was interesting to look back in I think it was 2007 uh we had we had budgeted and done an impact fee analysis and I think they they put in 750 000 for each of those fire stations so then we redid it again and of course they they increased those amounts but as as we continue to push those off the the cost of building these just continues to go up so at some point we we need to decide that we're going to do it or we're or we're not going to worry about being in the EMS or we're going to I guess let's put it this way not doing it is a choice to decrease our service levels we won't be able to continue to meet all of our residents in four minutes unless we do something to increase uh the the proximity to those residents So based on this between eight and 12 year time Horizon I set this around 12 years you're looking at 29 million 806 000 in additional funding that we need over the course of that of that time so you're looking at at that breakdown right there additionally really looking around three million dollars a year is the gap we're trying to fill in order to make those those numbers work out any questions so far yeah I have a question so you talked about four minutes you talked about ISO rating what does that do for homeowners insurance if somebody is without with it without the four minutes they're six minutes away from from a fire station how's that map how's that timed what do the insurance companies take into account and what does that do for US citizens insurance rate if they're at six minutes or seven minutes yeah you're gonna get out of my expertise a little bit but I'll I'll give you my best shot Chief Evans will probably help us out but essentially your your ISO rating is a number between one and 10 the lower the rating the the better the coverage is in your community and the lower your insurance costs will be so as you start to get further away or as the city's rating goes down then then those insurance rates go up so it they look at all sorts of things this is one of them they look at you know your proximity to fire hydrants your proximity to to these kind of things so but this is an important part of that right now we are a two I'm going off a memory here right now where we have an ISO rating of two and uh the only the only city with a higher ISO rated than us currently is Salt Lake City and they're a one we don't expect that we will stay at a two we think that's probably a little bit a little bit overrated and and we expect that to go down but we don't want it to go down so far that it starts to cost our residents our residents in their insurance costs yeah we so yeah you had actually before we opened station 64 cork Canyon was rated as a nine and the rest of the city was rated at a six um and so the residents of Coral Canyon got a letter there were only two insurance companies that would insure their homes if you hit a 10 you're not insurable so if you get outside the five road miles those pieces at the South End of the town they likely there's there's some water system pieces to that that might make it possible um but the people that really see the biggest impact are commercial um and uh and significant size companies won't come based on that number if it gets too big it costs them too much and they just won't come then what would you your experience what would you say that number is is it a three is it a four is it a five is it it definitely depends on the size but it does seem to be that if you're somewhere in that four to five range and it's uh you know you're you're pretty much in the running there so and there was another city that I I think it was Leighton uh that just went till one to move to one it's it's we those numbers would be significantly higher you you have to want it and uh and go for it and most uh even uh some of the iso professionals say it's doesn't really gain you enough especially going from a two to a one John the other challenge when you talk about the four minutes is that's it's the medical side as well because it's really six minutes that we look at uh in six minutes without oxygen brain damage starts to occur and uh you have 10 minutes and the brain's dead and there's nothing you can do to help somebody um and of course you got to have a few minutes in there for him to call 9-1-1 and trucks to go and and that's where that comes from but it really parallels on the fire side as well and a PA standard is 1710 and they put you at four minutes to 90 of your response area so it kind of hits you on on both sides the hard number that hits you in the in the checkbook is the iso rating that's the thyroid miles so when was the last uh impact be study what year was that so I have a slide for that but it was 2020. um we we looked at Public Safety aside Chief if you'll just stay there or stay close and Jeremy maybe continue no you don't even have to skip your presentation I'll just hold off to my question I I just like to adjust to you so here we go so our last Public Safety impact fee was done in 2020 and and Washington Fields this was a question that councilwoman casperson had at our last meeting did we include any fire stations in our last in our last update and we did we included a Washington Fields fire station the problem is if you remember the way that impact fees work you can only so it was 1.36 square feet per residential unit was our current level of service and we can only charge impact fee on some on a facility that will keep us in that 1.36 square feet per residential unit and at that point only 148 thousand dollars of that fire station was deemed as an eligible cost so you get the complexity here as soon as we try to add another fire station we get ahead of the 1.36 per square foot and it's not eligible for impact fee but once you build it then your new impact fee study will take into account that larger service and everybody who comes in after that will pay to maintain that that level of coverage does that make any sense and when we when we did this impact fee that when the sunrise did the study um oh I remember right it was six to eight months by the time it was finished all the numbers were already bad um the everything had started to change at that point in time and we knew what we had was was really not what we needed anymore um and uh but it was another six to eight months and so we we moved up with that but I knew it needed to really go right back for another study okay so that's the impact fee piece don't go too far away just stay right there they prefer to look at you while I talk anyway so that's so that's the time Horizon and that's the uh the number to to recognize on this slide is the three million dollars per year that we would need to meet that time Horizon so I make a comment on that last slide yes so after we went to the station 62 I don't feel like we need five million dollars to remodel that I would change that to about three hundred thousand and uh I can see a need to remodel the living area a little bit and to add some living area but I don't see a need to spend five million dollars on it okay like a tear down type remodel I'm just not seeing it so something it's a really valid and a good comment I think as far as yeah we'll look a lot more as far as putting together the plan but it uh I think that's where we have some ability to go from you know to move that number up and down as we're able to save some money or if costs decrease or we see other additional changes as we move forward excuse me so a couple of different options if you're interested in filling that Gap I'm trying to give you some ideas of what could possibly happen property tax increase you saw St George look at this route last year you saw Hurricane Valley fire go down this road a little bit last year our current property tax revenue is 4.4 million dollars so if you're looking to to fund that gap of somewhere in that three million dollar range you know doing it through property tax increases would would be a pretty hefty property tax increase and I the assumption that I made here was a 20 property tax increase every other year for 10 years a pretty standard way of doing it um it would it would increase the revenue to be able to cover that like I said it's it's pretty unpopular uh people do not like property tax increases they they hit only your current residence it's just it didn't work last year for St George or Hurricane Valley it wasn't a road that they ended up completing once they started down that road um the the resolution that we're here to talk about today is is tied to House Bill 392 which was just enacted this year for Washington County that is a voter approved EMS sales tax which allows a city or a municipality or a district somebody who who provides EMS service to Levy up to a one percent sales tax specifically tied to EMS protection it would have to be voter approved I think it's important to recognize this is not one that the council can do you don't have the authority to implement it it must go to a to a vote of the people the legislature is not given that authority to to an elected body you can go up to one percent so in the calculations that I put together here I think a quarter percent which would be um 20 25 cents on a hundred dollar purchase would be a a good starting point for us and a place where once we if we implemented that and we started taking on more of that EMS role ourselves then that gives us a chance to look and see what kind of Revenue we might be able to bring in from the EMS piece and adjust that up or down as necessary Jeremy yeah is that 2.5 million per year per year okay thank you and and that number is a little bit tough to pin down because it only it's only generated on the portion that that is generated within Washington City so it doesn't apply to the portion that is the the fund that we that we pull out of for the other half of the sales tax so it's our portion and then there's some exclusions to it some things are not subject to this tax Jeremy do you know which Hurricane Valley Cities have passed resolutions and you know if there are any other cities in Washington County that have discussed this and maybe so felt not to go this route uh you'll have to help me on the Hurricane Valley from what I understand the district had the the authority to do that and so they did that for all the municipalities within the district and then Santa Clara and Ivins did so they've just elected to put it on the ballot or did Hurricane Valley have the authority to just increase no to put it on the ballot so put it on the ballot yeah okay so the cities didn't vote on it the city councils it was a hurricane Valley fire district that did it which is basically the cities that's who makes up the board okay yeah Santa Clara did it as a city you say Ivins did as a City Santa Clara and Ivins are um I'm not aware of Saint George having had this discussion so I think they've had it internally but they haven't then brought it to their to their Council as far as I'm aware and is this a sales tax increase across the board so if I go down to Walmart and buy food it's so food is specifically excluded from from this particular tax okay but but more or less everything else that you buy would would okay include this so if you bought non-food items at Walmart a lot of what about candy check on candy for you I just want to clarify you know I mean there's a lot of candy in my house so I just in and out and I because it's processed food so we mean grocery store is what my understanding of it is is grocery purchasing grocery store not usually at grocery there's a difference too between grocery items and prepared food but but yeah essentially um the other option and I think it is an option but I think it's worth recognizing like I said if we don't do something we're making a choice as well and that's just to stick with the status quo which we've we've been successful with to this point um we saw our fire coverage map we're able to cover within five road miles but as we continue to to add more we there are really some imminent growth areas in our city that are here or they're they're right at our doorstep sometimes when we do these Master plans we're guessing where we think that growth might be we know that growth by the airport is here I mean it's it's going to happen it's going to happen this year we no Long Valley is here we know that Siena Hills is here we you know the places that we're lacking are not we're not betting on the on the option of them coming they're here Jeremy let me ask a question so I know this conversation has come up because of new legislation that happened this year what was our plan for moving forward last year before this legislation ever happened you know how are we going to pay the bills at that point I know that we had a plan and what was it prior to this legislation this this was really the plan and we've been working that plan for the last two and a half years that I've been here with with Chief Evans which is prioritizing Public Safety and adding new firefighters I think we've added at least three per year every year sometimes more and and so we've we've been filling those gaps and and that is the status co-option um look look at the new Public Safety master plan I think if we decide that we want to go the status quo route we certainly need to update the master plan with the new with the new fire stations and with the new costs the problem like I mentioned is that increase in service levels can't be funded out of out of uh impact fees so we're going to be in a in a spot that's somewhat similar we're going to be able to capture some of that but certainly not all um it's it's not the the and I'll be all so what we will do is we'll continue to push the sales tax uh levers that we have you know we we would continue to approve uh neighborhood commercial and and Auto Mall projects and really do whatever we could to try to to uh collect as much sales tax as we possibly could but that means again we've we've all sat here when residents come in and say I'm fine driving to St George to get my groceries don't put a grocery store near me so we have we have to balance those things we have to look at that there's there's no real way to send all of our sales tax to St George and and continue to to look at this option so Jeremy each time a new home is built each time a new uh commercial project is built we have increased Revenue to go towards this right we get we get 416 dollars every time a home is built in Washington towards this now the bulk of that goes to pay for our debt on the police station and then a small amount goes towards new new fire engines things like that that we've budgeted in the master plan for fire so we do expect if this doesn't pass if we decide to go with the status quo option we will have additional funding coming in especially if we kick up our commercial development a notch yes I mean I would say it's not guaranteed but we have seen increases but most likely we've seen increases each year um it'll be it would really we we could run some numbers for you but it would take that where I'm saying eight to 12 years and it's going to stretch it out so if you have to build a new fire station we're trying to do that out of our own sales tax money you know how far does that stretch that that next station and then when does the second one come you're you're probably putting it more on a 20 plus year path to get done what we're looking to get done I just because the problem is you can't take all of your increased sales tax and give it to Public Safety either you know people want they need the potholes fixed they need the they demand the parks and the trails and all the other things right but it'll increase you know the same percentages that it has always increased and right now we're okay and we're not in an emergency situation right now is that correct no no I don't I don't want anybody to walk away thinking we're in an emergency right certainly not but but you know the I think one of the things that's been great about Washington City is we don't wait until we're in the emergency we're trying to look ahead and say what is our planet and again any of these options are viable plans they just come with pluses and minuses so the minus to the status co-option is the time just going to be a much longer time Horizon and that kind of leads into what my question is um what's the latest date to get this on the ballot if we if we uh because I have some other questions I want to ask but I want to know that question first well I don't know the drop dead date but I think pushing the election back helped us a little bit I imagine we have a few more weeks if we want to do that do you know a drop dead date they've asked for it by July 1st okay so is this this so does this need to be dealt with I mean addressed this year because we just finished our our fiscal budget and it would seem like it would be really wise to have this discussion as we approve our fiscal budget rather than than after I mean we probably had discussion I don't remember those but um you know I was I I was very clear in our in our workshop and for me where I'm at is you know tax increases they're not popular but sometimes they're necessary but you know Washington City is the second lowest tax levity level Levy in the entire State and that's because of a reason we do do more you know with less but I also feel like as a city council member that our duty isn't just to inform the citizens what we're doing but to ask them what they would like us to do and I don't feel like that we've got that input yet for me personally I don't feel like that there's a risk not to to move forward tonight you know you mentioned this red choosing not to expand is to choose a decrease in our EMS Services levels but the key or the caveat to that is over time so to me it just seems a little bit rushed um not that anyone that knows me knows my support for for Public Safety I've and I hope that that is being conveyed but fundamentally our biggest responsibility is to our citizens and what they would like to have happen or what they would like to see happen but for me personally you know what I asked for in our Workshop you know and I said I'll never say never my mom told me not to never say that but it would have to be very compelling I would need considers an input I'd need compelling data I need to look in the couch cushions before you know I could just move forward with a tax increase no matter how nominal the cost would be because we have pried ourselves on that over a year over time that we're going to do more with less and we have but I want to know if now's that exact time or if this is the starting discussion because I'm just feeling a little bit pressed with this is my failing Council can I can I make a comment just to address when you talked about timing so the way that this would work timing wise is if the council asked to have it put on the ballot in my mind where you collect the input of your residences when they go and vote on it right now you're going to hear the input from all of your residents not just those who are more active in your community you're going to hear whether this is the way that your residents want to fund or whether they would like you to look for a different option so that that's how you hear the residents as far as timing if it went on the ballot in November it wouldn't be active until the first of 2024 and then there's always a three month lag between the time that a sales taxes is implemented and it starts to come to the city so you're really looking at your next year's budget as the budget that this would be implemented so at this point as far as budgeting we would know whether or not the tax was implemented and then we would budget for it in the next cycle or we would choose a different option I just want to add my thoughts right now I really appreciate councilman Henderson's questions and um I have great support for our fire department in a lot of respect for you Chief and I feel that in our community too I see it in our community the great respect and support for for you and for every um fire fighter and but I'm just I just did not support the increase in taxes and so I uh I'm not in support of this resolution but I'm obviously I'm very supportive of you and the work that you do in our community and I feel that in our community as well from our residents so I have I have some more questions I appreciate those those words uh councilwoman casperson um and I feel the same way I don't I don't want to increase taxes I I'm I hate it but sometimes I'm looking at quality of life right we implemented a wrap tax just help boost our quality of life in our parks and I look at this and I'm like well is this going to boost our quality of life or sit and what I mean quality of life that saves our lives but I I think there's something between all these minus the property tax I don't want to do that one I'm I don't think anyone's favorable with that but and one of the things that resonated with me in the last meeting was when we were told correct me if I'm wrong chief that 60 of our calls or is it the opposite is from outside of our city yeah and that's not a number that we came up with uh that was uh the the district when they pulled that number they found that 60 of their response was basically from the tourists so that's county-wide right yeah well it's it's probably a third two-thirds well I looked so that the number of what resonated with me is the fact that we are servicing Taurus we're a tourist area and they're not helping pay for anything so I'm sitting here going well should we get a little bit from them why they're buying their drinks or their sodas and their their candy right like or whatever they're buying the help help our EMS and and fire in that process so I'm sitting here going how do we keep our level of service and have that and I also think we should re-look at our our impact fees because like you said they're off numbers that aren't real anymore and and I'm not saying do a full study I'm saying Hey what if we just took the estimates updated them and said hey this is what it would be if we went down that road I don't know if it's that easy or not it's probably not but I'm just sitting here going maybe there's a in between you know because I don't want to increase taxes but I also don't want to be in a situation where someone's hurt and we can't get to them in time and if we would have just been there two minutes earlier that's what I'm struggling with is the safety of our community versus some tax because I've always felt like I'd rather pay a little more money to help to have a better quality of life that's why we're all here is our the quality of life but I think we're also here because of the low cost of living too well historically was I'm not saying it is now but historically was so I don't know I I'm open to discussion I just I'm looking for uh is there is there grants is there other things we can do like because what'd you say 29 million Jeremy that's a million that's a lot of money and I'm not saying it's not not isn't Justified I'm just sitting going how do we grow if there's a way to not do tax let's not do it and and do it other ways and kind of I'm thinking mixing the ideas so it's just a thought for the council to think of I'm open for ideas I think these are three ideas that you've came up with one property tax two do this sales tax or not do anything but I think there's a fourth one where you kind of mix some of them people every time we have commercial new commercial and we get that sales tax that's from citizens and those that are visiting currently so there is you know that it's been said that that they're not contributing at all but every time we have more commercial and that sales tax you're right you know they're paying for so as we have you know I feel like this Council in all of our past meetings has shown that we're supportive of commercial and have approved of you know many new um commercial areas that we're going to be bringing in new sales tax revenue for our city which will benefit our fire and police you know one thing that's one thing that's also unique to our city is that we have a lot of second homes so when normally people would be here 100 of their time spending money and Gathering sales tax on them they're at their first home and so that's another factor that that kind of weighs against us just a little bit so can I make a comment maybe mayor if I could addressing a couple things from councilman coats um last time we did talk a little bit about trt transient room tax so I brought up a slide on that recognizing that the municipal Transit room taxes one percent of any stays in a lodging property of under 30 days and so you're looking at hotels whatever airbnbs are legal and paying their taxes which is a different number than the number that we have in our city but you can see that that one percent uh contributes 358 000 to our Municipal budget so councilwoman casperson is absolutely correct that when people purchase Goods within our city they are helping to pay for the sales tax um we we have maxed what the state allows us to do as far as hitting those those visitors directly with transient room Tech now again the county brings in about four and a half percent of transient room tax for every hotel in the in this the county that that uh someone stays at the second thing I would mention you know you talked about somewhere in between and I'll make this last comment and then I'll let you guys comment on you you do your thing um there is certainly a somewhere in between option and that's what I like about what what you're doing tonight is if you choose to move this forward you're not implementing attacks what you're choosing to do is you're choosing to put it on the ballot to allow the voters to allow you to implement the tax and so if the voters say no you're not allowed to implement the tax if they say yes then you come back and you say Okay up to the one percent where do we want to go or do we want to do nothing so I think it's important to recognize that putting this out there does not mean that even if the voters voted yes that that automatically implements any sort of tax or a one percent tax that then gives you the authority to come back and you would have to just determine what that tax rate would be if you wanted to implement it in that time so I just want to be clear on that that's this this is not implementing the tax this is asking for the authority to do it at a future at a future time relaxing the only other piece that I would add too is it is going to impact your the southern project that you put out um is when you talk about commercial because those are the folks and and they won't they won't hit in that coverage so that uh and what it takes time wise anymore which some of you know better than uh they're they're telling us that you know even Transformers are still 18 months out uh some of the equipment it's two two and a half years if you said yes to build a station today just to even get the supplies in Chief what would uh within the context of EMS if we transported on that 80 to 85 which would potentially be 100 of the medical calls our firefighters which are mostly paramedics what would that Revenue look like on the transport fee and how would that assist the budget so the uh the transport fees are are states that as far as it goes there's a they have all the numbers uh as far as flat rates and whatnot right now we're licensed to an advanced EMT service and we do have a number of paramedics as well but uh our operating level is an advanced EMT uh as far as that transport piece those those numbers seem to vary we haven't really dug into it really deep yet would it be safe to say hundreds of thousands yeah I think that that would probably be pretty safe to say we hear um some uh tell us that they're um you know some are pulling in millions uh as far as ghosts but most of those numbers we see are doing inner facilities uh which would not be a service that we would be providing more of of just the 911 the essential government piece of the the ambulance business but yeah it would it would pull in some costs for sure and uh that was our understanding with some that they that was kind of their plan to to offset the rest of uh from from this piece if they were able to get this has their revenue off their ambulance would really between the two balance their whole budget thanks Chief and I want to hear more from the council and I know councilman Martinson has probably some points I'd like to make I I really appreciate the the discussion that we had on sales tax and there's no doubt that this Council has been really committed to be open for business and finding opportunities to bring in newcomers which helps with that Top Line so sales tax is part of the way that we we fund Public Safety the other component the property tax to me is more frustrating and a lot of you have heard me say this but the state legislature has has set it up so that has home values increase the property tax rate adjusts so that even in unprecedented inflationary eras like we're in right now we're still collecting and and and helpful to the homeowners right because they're not paying at higher property tax but to cities who rely on that we're having to um to pay for firefighters and apparatus and cost of fuel and all those costs with a stagnant level property tax while the costs around us are all going up so the frustration that I have that that that frustrates me so much is that the Gap is widening and as it feels like while we're doing everything we can on the one hand to to put in motion projects that will increase the sales tax revenue we're losing ground on property tax even on a new build property tax because we're just not collecting enough to cover the service and so Council I I really this is a tough situation because I know each of you um value our firefighters as do I and and we wanna but these are serious and for me I had to just I'm a pretty simple guy for me the reason that that when this bill passed that I I brought it forward for your consideration is that I personally don't feel comfortable making the vote on issues that are literally life and death without putting out to the public for a vote so while I wouldn't vote on this resolution my only vote would be if I got it on the ballot and that would be with the other 30 to 40 000 residents with our community the only vote we would have in our own response time in our own Public Safety in our own EMS response time for my family would be on my vote on the ballot and I I it's just it's it's I can't think of a more difficult situation to be in but but long term at some point we're going to have some have to do something I don't know if that's tonight or if that's sometime in the future but it's that something at some point we'll have to give because 90 soon you know becomes you know the the the need will outgrow the the total revenue of property and sales tax at this rate councilman Martinson your thoughts I got a bunch I know you do so I'm gonna go and they're good thoughts we've had great conversations hopefully I'm gonna go back to that ISO rating I really want to try to understand that as it hits a citizen a homeowner as it hits commercial so let's say we are at the two right now let's say we don't do anything we stay status quo um obviously there is a need a huge need for a fire station closer to the airport because of that project we have going in that commercial project um but what does happen speaking Dollar Wise I want to put if you a percentage so let's say their insurance is I'm just going to say a thousand dollars a year I don't know what insurance is because it just gets paid on my statement um let's say we do go from a two and let's say this takes us up to a five what does that mean for the average homeowner who's paying a thousand dollars a year what does that look like on their on their insurance bill so this is a tricky part of it and uh something that uh most of us that that have to do the other side of this review for ISO which is a a group uh for most of the major insurance companies and then most of the small ones just use it most agents can't tell you the factors on the back side they don't know um we get called on a uh probably you know at least three or four times a week to confirm an ISO rating um the homeowners in Coral Canyon saw a significant difference but they went from a nine to a two and they were able to buy insurance anywhere after that um what uh what would happen with it uh with those is we'll go to a split rating and uh we'll go to a nine or it'll be a 9x and a two and so the people or whatever builds outside of that five road miles which is their hard piece um they're um some of them won't be insurable and like I said that they say that for the most part especially in that small piece from twos to fives and that kind of stuff most homeowners won't really see that much of a difference it's the commercial property that pays more in that uh in that insurance and that's who really sees it um and that's what we've been told is that that too will watch that and there's uh especially some of those those bigger corporations they have a number set and whatever that number is they won't consider moving into a jurisdiction that doesn't have a so is there a way to find out that information because I am definitely data driven and I like to make decisions based on data and so it would be interesting to me and hopefully most of us here to see what that means because if it if we're talking let's say average let's let's go back to the homeowner let's say average homeowner it goes from a two to a five right and let's say their insurance rate doubles that's a thousand dollars a year do does the average citizen actually spend enough money in Washington City if if this passes and we increase the tax by 25 the 0.25 I'd like to be interesting to see that difference in what that that sales tax paid versus their increase in insurance would be is it likely that any homeowner in Washington City is going to go from a two to a five if we don't pass this tonight that's what I'm wondering because it no it won't happen a year ago before this legislation asked we had a plan right we knew all that development was going to come in the South part of town we had a plan so what was that plan well like I said our our plan was what we're doing right now which is that you know we'll just get it a piece at a time now ever since I've been here uh Chief Evans doesn't think that's a great plan right but that's been our plan yeah to go a little bit at a time as as funding comes available the the problem is as quick as we're growing it's really tough to just you know it feels a lot like we're treading water not like we're making progress towards that goal so that was the plan as of right now we're not collecting any impact fees for the fire station at Sienna Hills we're not it's not even on the list um the master plan list has there been any discussion to with St George City to try to like we've done with hurricane City to try to because I know that they have a lot of growth you know and our Southern border as well and so has there been any discussion to try to You Know cover the cost to be able to cover those areas there have been there have been two discussions that I've had Chief might have had many more we've had discussion with St George City to talk about something like a 64-46 situation uh that hasn't received a lot of traction I mean they they're just a lot larger than we are and they haven't been that interested in in splitting something like that we've also opened up discussions again those of you who have been here a few years remember when we talked with St George about joining the automatic aid meaning if they have a fire station that's closer to one of our residents and you can see from this map even on the east side of our community around around Riverside Elementary um is that Riverside down there to me it's the right I'm getting the right school there there are going to be fire stations in in St George that are closer to some of those residents than r62 on that on that West Side so if we can get St George to help us with an automatic Aid agreement then that would help our ASO rating the mutual Aid agreement that we currently have doesn't factor into that and every other jurisdiction in the county looking at you to say yes has joined the automatic Aid agreement but not St George yet so we'll continue to work with them on on trying to get them to join that everybody that impacts us uh as far as it goes everybody that's close enough to do that so the district has even Colorado City Santa Clara and Ivins uh all signed it um that's that has been ongoing discussions um for the 10 years I've been here and it it's it's it's never even been a possibility it's been a hard no not interested even at the automatic eight piece let alone a joint station the automatic Aid is the first step if we can get them to do that they potentially have a fire station going in in desert color or I'm sorry desert Canyons that would that might be helpful to our Southern End by the airport the airport fire station doesn't count because if those those firefighters and apparatus must stay on the airport property so they're not allowed to leave because of of planes landing and taking off so yeah it's a very good question and it's one that we've we've addressed again with the new the new city manager in St George I Know Chief Evans has addressed it multiple times that would be a great first step in in our relationship and much easier than joint fire stations with our neighbors I'll dig back into the iso um I uh I had a family member that actually worked there for a year and a half for ISO um doing the rating side of it and he couldn't tell me what the formula was on the back side I haven't found a most agents don't know um even the people that call they can't really tell you but uh somebody out there really has the answers we just haven't been able to find them yet we don't use ISO we do other certifications with art because they do all sorts of different ratings right and so we're food grade quality product and we don't use them because of that because they can't give it and we haven't tried really hard because we have a really good service already so um you talk you touched on property tax I know we none of us here likes increases in taxes or fees or anything what is again back going back to the average homeowner 20 percent what does that look like as a as a dollar amount to the average homeowner in Washington so if that were the option Brian can can you come and answer the councilman's question and I've had the same question so well I think what would help me and maybe this is what you're answering asking councilman is can you give us the average like the prop the property tax to Washington City for an average home a typical home and then I've actually done some math on what a quarter of a percent sales tax might cost an average homeowner so um you're gonna you're gonna look at the data aren't you Brian so while we're waiting for Brian to turn his computer on I I just ran some numbers and you probably already ran these knowing you I have not but that was going to be my next question what is the average citizen in Washington City spend in Washington City so let I don't know that answer but I did jot some numbers down so let's say that that the residents voted to approve an adjustment to the sales tax rate because of the level of service that they want from EMS and that this Council chose to enact that at a quarter of a percent if that were the case then someone who spent ten thousand dollars in the city on non-grocery items would spend it would be 25 dollars for their so you know let's say 50 000 somebody that's a big spender would be 125 dollars I suspect that Brian's going to come back with a property tax somewhere to be between 400 and 600 a year so but I don't know I mean I could be wrong I'm just I'm just kind of throwing throwing numbers out so I'm gonna beat him to it um based on the property tax presentation we did last year and you can look forward to this exciting presentation in two weeks um it depends on the value of your home of course and it depends on whether or not it's your first or second home so if what the number we did last year was a four hundred thousand dollar home value I think we probably need to bump that up I doubt that's average in our community or even close to it but a four hundred thousand dollar home that is your first home your Washington City tax is 220.22 as of last last year's rate and it'll stay somewhere similar because as mayor Staley said as the values go up the rate goes down so that's what you're spending on on all the services government services for Washington City and property tax that sound right Brian all right we'll stay up here Brian because you're still next your fraud resolution's next so you're on Deck councilman Martin yeah so first year you'd go up forty four dollars so you'd be at 264. right is that my math correct 220 times you're talking about if we raise property taxes correct I'm trying to look at all different options depends on how how much yeah but if you went up 20 it would be 20 on that 220. okay I'll do something 45 so yeah it'd be interesting to see what the average citizen spends in what average Washington City resident spends in Washington City and I don't know where we find those numbers I don't know where we can but to see let's so let's say the average citizen does spend ten thousand dollars twenty five dollars as an increase so I just I like data want to make sure we're making the right decision again none of us wants to have an increase in any taxes we actually want to try to decrease taxes and I think one of the other things we can do is is we've we've hit this already in previous meetings is we really want to look at our general plan and I've been as I mentioned in the previous meeting I've been looking at zoning regulations and I've been looking at other cities and and what they're doing and I think we can make an impact we talk about commercial and the need for commercial and we talk about multi-family we've got more multi-family one of the recent um reviews and podcasts I listened to talk about all of Washington County if all of Washington County we're in the same type of let's say our own dismant I'm not I don't speak French but the same style of their of their buildings we could all fit in a two square mile greatness on the back side of the Black Hill we're pretty spread out now think of our ISO rating there we could have a fire station on one side and a fire station on the other and we'd have a they'd probably give us money to to offer their they wouldn't but we need to really look at those things as well we need to look at our densities we need to look at the commercial we really need to go back to that General plan and I think it's it's a more urgent than what I've been feeling in the past because we have had that exponential growth home prices have gone up we talk about the middle home prices the median home price has gone up 96 since 2019. most people can't afford that so we are looking at multi-filming we're trying to do a good job and I think we're we're trying to get ahead of that that eight ball but I think we're still a little behind it as it relates to our general plan and if our general plan was such with the multi-family with the neighborhood commercial with the larger commercial I don't know that we'd have as many residents come out to those zone change meetings because it complies with General plan and that's kind of where I'm at on on all of this we really need to look at that's a lot to do within the next two weeks if we table this tonight um but I would really like us to just really push that General plan in conjunction with this because I think updating that will help us to increase our sales tax revenue will help us to increase that commercial will help us to increase our impact fees will help us bring that 20 years if we stay status quo it could potentially bring us down to that 10 to 12. if we continue to work with our economic development director and she's doing a fabulous job but rezoning for General well General planning differently with different pockets of commercial because we do have we do have the need and we've had the need for years so those are just my thoughts on it I really would like to see some of that data if we can um I'll crunch some numbers on the average you know now that gives me some a percentage to go off of for a sheet and then the average what the average citizen in in Washington City spends in Washington City proper and also something else to consider that if if this does not pass and St George City passes hurricane City passes what's that going to do for residents in those cities right say St George puts it at half a percent does that mean we're going to have more St George resident shopping in Washington because our sales tax is lower I don't I don't know what that impact is again it's it's all theoretical at this point in time but just some some thoughts that keep me up at the morning America nice please comments so I really like what these two counts someone are talking about um I know that this is a really easy way for us to get new revenue for the fire department but I think there's other ways that we can get new revenue and um you know just because I've really struggled with this because of course I support the police and the fire just as much as anybody else does but let me tell you is kind of where I'm at on it a little bit emotionally I've struggled with this because I truly get phone calls each and every day of the week including Sundays people looking for work economy is not very good right now you know contrary to what the you might hear in the media um people are struggling to pay their bills my understanding is right now that uh household debt is the highest that it's ever been in the United States and personal savings is the lowest it's ever been in the United States and so you know for me I don't know that there's any good time to talk about tax increases even though it's a small tax increase but for me personally right now is for sure not the right time to talk about tax increases and you know I've struggled a little bit with it because you know it's not us actually voting on a tax increase we're voting to send it on to the public and I have to disagree with my friend Jeremy just a little bit because I know if we send this to the public to vote on not all of our citizens will be voting on it maybe 25 percent 30 percent will come out to vote and so my feeling on that is it's the people that are going to be affected the most by this that probably don't have time to go and vote and so for me I have a yes or no vote on this here at city council and you know if it go if it happened to get on the ballot I would be a no vote on on my personal ballot because I'm an automatic null on tax increases unless there's an emergency but I'm in the position as a city councilman to kind of nip it in the bud right now and so for me personally right now I don't feel it's the right time to be increasing taxes so I'm gonna I'm gonna be voting no one so that's just where I'm at so we all received an email from a young man a couple of weeks ago and he was kind of pleading laying out his life to us and trying to say please do all that you can because I don't even bring enough money in the month to pay the hard bills that I have when you consider inflation and and the high interest rates that that's there now that that requires governments to even tighten their belt a little tighter and we've always taken great care of our Public Safety you know and we want to continue that but I think just as a a way to move forward is that we need to have these discussions in depth well before we consider a tax increase we need to look through our general fund our general plan and all those things that these great council members have mentioned tonight because for me personally I I agree with you councilman I would I would vote no as well because I know that at some point it's easy to make a decision when you're absolutely committed to it but for right now there's too many unanswered questions for me and too many um things that we haven't overturned to look and see what's inside so as I said um I'm I'm a vote no as well tonight I was going to ask you some questions Chief sure is there temporary solutions like like like build a so that I'm just sitting here thinking of ways to save money um and could we buy one of those tent things that's half the cost to store our fire trucks in and get a temporary site somewhere that's could be like maybe there's enough funds that we can allocate to purchasing some land and in the meantime you just we get some it's meant I wouldn't say metal coverage because those can get pricey too but like like the I would call them like hay Barnes or something that say I don't know if that's even feasible if that meets the code I just I'm sitting here wondering if there's ways to get a VA more services down to the South and a temporary solution and maintain now you can you could kind of get halfway there to to meet the requirement uh to count no it has to be a climate control building so it has to be something uh you know a little bit more substance than a hay barn of course it won't change the response it uh it'll change it on paper but it's it'll still be 12 or you know 10 or 15 minutes before someone gets there what oh you're saying if it's not air conditioned well I'm saying that that I hope that we're not planning to move or have our firefighters live in a hay barn no where are the vehicles Park but they wouldn't be there but the vehicle would be there but it doesn't I was moving it sort of does but it doesn't I was thinking about moving your office into the hay barn that's fine and chief Williams can join you but well that's pushing it over the edge there but I mean mine's fine no the the the question I had is maybe you build a smaller facility to house the people and then I don't know I'm just trying to think of ideas of things because it's a lot of money I mean they're big trucks I mean that doesn't include because we got to spend another million dollars on getting the truck too right so I don't know just ideas out there I I'm just trying to think of ways to make it work with what we have um I I totally get where the council's at I don't know where I land with this because I personally don't want to be in a situation where I don't have police and fire to me like that I live out in the fields I'm probably on the edge already it's a good thing I don't know I don't know I just get nervous and I hate to see the residents not having them so that's my concern but I do like where you're going with that because it is it is thinking out outside the box right and it's it's what if we did find a piece of pro just thrown a like you did what if it was the metal facility climate controlled fully insulated for housing of the equipment and then what if you did like let's say a tiny house or four or five or six of those on that same piece of property where each firefighter had their own space I don't know it's a weird idea it's a crazy idea but what's the cost comparison of that versus a full-on fire station what are the implications of that is that it's been allowed I think y'all I think there's a couple implications we can surely put the the numbers together for you but uh one of them would be just that you put all that money into it and then we're going to come back and ask you to read we're going to do the same thing we're trying to do with the damn road we're going to build what we shouldn't have built and we basically wasted most of the money and and I know that in that class three weeks ago that's what I went to and I took the the plans to multiple Architects that's all they do is Public Safety buildings throughout the United States and all of them said the same thing that the local architect said you're you're wasting money to try to do a half remodel you need to the plan they've drawn up for you looks really good and I don't agree with that so but let me tell you this I'm pretty confident that we will get the funding that we need on this we need to not forget we have an auto mall that's coming we have a lot of commercial development that we're working very hard on we're going to get new sales tax revenues from all of that stuff which will help us to build these new buildings that we need I agree with you we need new buildings but and I think we'll get there we're working hard to to develop our attacks uh sales tax base you know we're working hard on that and it's going to come and when those uh when those auto dealerships come we're going to be getting quite a bit of sales tax from that and that's going to help us out in this department but uh anyway I just don't think it's the right time for us to be discussing uh raising taxes on our citizens that's where I'm at so a great discussion Council councilman Cashman did you have something to add well I just was I just appreciate this conversation and I haven't I've been about you know ways to you know get the funding for this and I was just thinking you know the state rather than adding an additional tax you know can we work with our representatives to you know try to get a greater you know just of a small percentage more to be able to cover more fire and police because I mean they had a over a billion dollar Surplus you know so why are we going to add more taxes let's use the taxes and try to Advocate to get more you know percentage back or you know try to explore all the options we can with you know working with St George to give you know automatic coverage I know that they just had those hearings that I'm sure that everyone was watching to do the tax increases and and so I feel like they may be more prone to you know be up for an ideas to be able to share costs where they seem to be lacking some funding but I agree with Council Henderson's um I disappreciate his words that you know we're going to be able to it's not I'm not it's not a matter that we're gonna be in this dire circumstance that we have good uh commercial and sales tax revenue that's going to be coming in that's going to be very helpful Council really appreciate the discussion it's helpful to know where each of you stand uh here tonight after our initial meeting uh Jeremy thank you for an excellent presentation a very valid data valid points Chief we appreciate you um we sounds like we're going to continue to ask you to do more with less and that's not going to probably change anytime soon but we're going to keep working anyway we can to try to make sure that our residents have the coverage necessary for life-saving measures and so we um we take that serious counsel this is this is the discussion has been had this is your time to vote um this is your vote as to whether or not you want to send this to the people the residents to vote or not or whether you would like to delay this and vote at another time so you can vote to approve deny or table this resolution make a motion to deny a resolution requesting the Washington County Commission enact and present the ballot preposition to the voters as sales tax up to one percent to fund the provision of Emergency Medical Services provided by Washington City I have a motion on the table by councilman casperson I'll second that we have a second by council member Martinson we'll go roll call vote on this uh Henderson I coach aye Ivy aye Jasperson hi Martinson I the resolution does not pass and the residents will not be voting on this proposition mayor may I make a comment really quick on that go ahead I'm still going to ask for the data because I still want to do that research on my own outside of this just just to get some numbers together so that we really see so that I can personally see what what the opportunity is yeah yeah we'll still collect that data I have the that I'll certainly update the property tax for our discussion next week and uh so I I appreciate your interest in you know we're gonna we're gonna move on to item number councilman mayor can we just continue to have this discussion periodically so that we can we can uh uh I don't think we have a choice but to continue this conversation um I think the the train is running out of track very quickly and the options were property tax sales tax or status quo when I don't think status quo is is an option so definitely I'll be bringing this back on future agendas for the council to wrestle with along with the city manager and and the fire chiefs uh and I think another point that needs to be made on this too is that uh funding of police or funding a fire also affects the ability that we're able to fund with police and we are at a disparaging um we're at a disadvantage with some of our neighbors in the way that they're able to fund for their Public Safety so we we have a challenge in front of us and we'll have to figure out how to move through that item 9B this is uh Brian I'm glad you're up to the front you know 9B is consideration to approve a resolution accepting the fiscal year 22 22 22 23 fraud risk assessment it doesn't get more exciting than this Brian bring it up show us the score sheet and show us how we did on our internal controls foreign Council so this is the annual fraud risk assessment this was developed by the state Auditors and the purpose of the federal fraud risk assessment is to measure and reduce um fraud abuse abuse and non-compliance in local governments of all sizes and types so here's the scorecard that the mayor is talking about there's a total points of 395 points you can earn the higher the score the better so just like last year we scored 355 so we're at a very low risk we're right on that edge of the very low risk and as you can see in here um there's two questions that we did not score on but other than that we were able to um we received all the points for all the other items so this year as last year we have a very low rating for fund risk so and we're always looking at new ways to increase internal controls and improve internal controls and do whatever we can because we want to limit the amount of um risk to the city do you have any questions about this assessment on number four I noticed that's a big one every year right employees and elected officials is that every single employee part-time full-time I think we talked about this last year I just I don't know I wish it wasn't part I think it's the silliest part and so it's our little protest but asking but we're still getting an a asking each and every employee to sign something saying they will be ethical is a waste of time and it doesn't make them ethical so yeah if we're not hiring ethical employees and training them well and have proper oversight I don't need their 20 points I I like the the righteous protest so about a month of those they did send out a survey to me about this to reply what was working what wasn't so they could be making changes or trying to improve it but as of this year that's where we stand on this further questions or discussions or are we ready for a motion I'll make a motion if we're ready make a motion that we approve a resolution accepting the fiscal year 2022-2023 fraud risk assessment I have a motion by councilman Martinson second second by councilman Coates roll call coats ivy casperson Martinson Henderson item 10 ordinances this is 10A is consideration to approve an ordinance amending the general plan land use map modifying certain open space areas and moving the affected areas into the not determined land use designation city planner Eldon Gibb will present on this item that has already been come through the Planning Commission thank you mayor council Washington City is seeking to amend the general plan use map in areas throughout the city limits many of the currently designated areas labeled as open space are being amended to the designation of not yet determined this change is to help with the Public's understanding of land that has been set aside for future determination of specific land uses or development plans for years the Planning Commission and city council have heard from the public through public hearing process that they thought or understood that the open space designation was a permanent designation in reality jurisdictions have always set aside Acres of undeveloped land into the designation of open space as a placeholder to see how development would be driven by land use demand or land use needs of property owners the city and its citizens this amendment would leave the tortoise Reserve chinab kaib area and several of the sheer steeped ridges on the Southeast side of the city in the open space space designation while the remaining of the current areas that are labeled open space being moved to the not yet determined General plan designation staff has reviewed the requested change and is supportive of The Proposal finding it to be in harmony with the general planned and its intent and purpose the Planning Commission reviewed this request at their June 7th 2023 meeting the Planning Commission unanimously recommended approval for g-23-04 to amend certain areas as shown in the general plan land use map from the current open space to the proposed not yet determined designation as outlined above and shown on the exhibit attached to this report and I am happy to answer any questions you may have Council city manager let me just start with a comment I know I've talked to a few of you um we had talked about this and talked about this and talked about this so I asked Drew to err on the side of speed over spending a lot of time to try to determine which area should be and which should be out I really felt like that's something that you as a council can wrestle with we've talked about councilman Martinson really wanting to get involved in this those are the kind of things that we can take a lot more time to to pull items from that not yet determined to move them into an open space designation would be more of a of a true open space at this point or what residents would recommend would recognize as open space so we we can go through and we can talk about individual places if you'd like and I think we're open to whatever you want to do just the longer we talk about that the longer it takes to get this changed and so I asked him to to err on the side of speed over over everything else but again this is Council driven so if you want to take the time to look at each of these places we can and Council thoughts yeah so Jeremy I appreciate you getting ahead of this and getting it out because it was quite frustrating on our end that it kept coming up and and I'm glad we have it here in front of us but I think we swung for the fences and they're going a little too far and and and really it's just because there's some stuff that's and the example I I gave you was along Washington Parkway we have dedicated open space it's deeded that way so we should just leave it that way that way along the rivers within the flood plain that should just be open space so I would like to I mean my opinion is I'd like to table it and and like let's let's bring it down a little bit because I agree with you but there's some stuff I saw in here I'm like that should have never been changed like everything around Coral Canyon it's pretty much done so why isn't that just stay in open space right I completely agree with you and I'm I'm open to let the council set the timetable on this I don't think this is a staff driven so you so you I would like to I don't want to take another L tonight so you guys do what you know no no no I I my opinion is I think we should table it for two weeks and I I would like to take a stab at what I think should stay and I'd be happy to share it with the council and say this is where I'm at of the stuff that I we know is already done but that's just my opinion and and and go from there yeah I was looking at the same thing I noticed the the space on north of the parkway that's Washington Parkway that's open space per there for the approval what right the Pud no but that's all PUD see that needs to be all one thing called p-u-p that's actually a puc PCD so that's all should be PCD Long Valley should be all PCD we shouldn't be defining anything in those because that references the master plan so those couple little things I think we could have it fairly quick and then we can deep dive into it for like the bigger areas of commercial and stuff like that I'd like to table this I'm seeing General agreeance Council well I'm thinking just add what council's saying I think that open space is an all right designation as long as there's a definition as to what it means as well I don't I think that those are open space and then with definition that what it what it details and I think that can move forward nicely our city code does Define open space but but we could enact that if we chose to no I'm saying it does exist that definition is okay thank you appreciate it okay then I'd like to make a motion that we table so councilman I was just thinking um [Music] should be looked at more carefully too but what if we approve of this tonight so we can get on this map on the on there on the the Washington City website and then we can do a deep dive into it and then you know look at it I I know what you're saying Jeremy said the same thing to me like hey let's get it going and I'm sitting here going but then does that give someone to say well yeah now you're wanting to move quickly I'm just saying I changed my mind that way until you come I was more worried about the other ramification of saying well it doesn't say it's determined I can go build in the floodplain or I can go do this kind of stuff now I know they they most likely wouldn't but I just thought two weeks we could look at it these are areas that I think we could clean up real quick and that's all I was thinking but I do get what you're saying I'm glad it's here today I think in the next two weeks we could have this figured out in the next council meeting and be and still err on the side of caution but but have it a better map that way we can spend the next couple months figuring out this General plan your thoughts uncomfortable with that the rest of it has he made his case well enough Council because then it doesn't create duplication of work for City staff because if we do this tonight we approve it they're gonna have to go into GIS do all their stuff I don't know how much work that is do you do you think it's reasonable to do this within the next two weeks is one question then I see uh legal counsel looking to chime in that at the councilman Martinson the other thing I like it I'd rather you table it so that if you pass that and then come back again you probably need to go back to the Planning Commission as well and so if you if it just says described by councilman codes just need some definitional and a little more drill down I think it's just table it let's work on it and is is two weeks enough Eldon councilman two weeks enough you think or do you want to table it to uh July meeting I would ask for Eldon what what the work will really have to have it by next Wednesday Wednesday in July is that maybe a reasonable time frame I'm fine with that too I just I'm trying not to hold it July 12th mayor does that sound reasonable councilman July 12th we've got a few holidays in July maybe you go to July 26th and I don't think I mean we've been like this for a long time I mean July 26 give us time to get it right knowing that there's an urgency something just to think about too on the rivers you can those can change you can mitigate no I understand so that was kind of the reasoning but but it's I and I appreciate that but it's a those floodplains can change you can fill out and push in but ultimately what I what I think about that is that we could even have a little note on the bottom it is a general plan right these aren't hard lines but hey along the river wherever that flood plain is currently I mean you can go and amend it and push it way over that would be the identification we and we would base it off the current female floodplains Comfort level for July 12th or 26th let me ask a question first Eldon um as far as overlay zones and other land use uh does this have any barrier effect on those at all no these aren't Zone designations these are just generals that plan designations the zone map is an independent map and then overlay just gonna stack on top of zone map and then whatever date you're leaning towards the only other one I'd ask you to look at is Washington Dome that goes clear along that bench uh the majority of that is BLM I I think it makes sense to look at a proper boundary line for open space along Washington Dome to prevent further scarring on what might some might not think is a very pretty Hill but I do not buildable frankly so you're ready for emotion do you have a date that the council kind of is great I'm going to shoot for the 12th in worst cases we table it again really quick and shows that we are working on this amendment or no so they so the general plan that they right now they just see open space this is a definitional issue just with the existing plan so we haven't had any hearings to change it we're just really trying to decide what to cover what uh what label to use for the area that's traditionally been defined and so it's an internal you know project for us by us there's no applicant that's waiting on this it's it's just us trying to decide how we want our map to read okay I'd like to make a motion that we table item 9B or oh sorry 10A uh attorney all right I'm gonna start over I'd like to make a motion that we table item 10A amending the general plan land use till July 12th meeting the motion by councilman Coates second level second by councilman ivy let's go roll call like Ivy all right casperson Martinson aye Henderson Coates aye and that is tabled until July 12th and likely you'll have to have all the data in by July 7th I'll be updated to get it into packet so item 10B this is consideration to approve an ordinance amending a renewable resource policy welcome back power director Rick Hansen looking forward to it hearing from you on this item one of these times we'll put Rick towards the front of the agenda but he enjoys you know one thing I've really enjoyed after tonight I'm a little bit nervous so I think for Rick going forward I'm looking to get walk-up music you know how they have that in baseball and things we need so are you asking the council which one of them support renewable resources is that what you're here to do because we're going to get them all on the on the record here tonight no yeah you can't um you haven't packed it I tried to detail in the briefing document uh the proposed changes updates whatever you want to call them to our renewable resource policy which is basically rooftop solar some of them are straightforward changes others are due to changes in the industry if you will and needs and problems we've we've found over the last couple years and we have to do this periodically just to make sure we're kind of up and up with the times of where things are out I'll just highlight three or four things you've had it in your packet both a red line or a markup version and the clean version so the first big thing is we currently have a capacity cap of 2500 kilowatts or two and a half megawatts and we're right at that level right now and we're recommending that cap be bumped up to four megawatts or four thousand kilowatts that'll probably get us at our current rates 12 to 18 months maybe 24 on the outside again that's a pretty straightforward it just gives us a pause point to where we can evaluate or we experience any problems with these systems if not there's no reason not to to move forward item two in the briefing document were requiring in fact Mike roosh has actually met with I think it was 13 companies so far to try to get ahead of this where he personally meets with each company goes over uh our policy how it works how it doesn't work is probably more important and what the process to get a permit approved through the city um the next one is we'll establish a residential capacity limit a six kilowatt excuse me 16 kilowatts unless there's an extremely large home with extenuating circumstances and we have the options to look at that if needs be we haven't had very many only a couple that have exceeded that so far but the trend is they're trying to push the limits a little bit I think beyond what they should for for homes um item five in your briefing document uh this particularly will impact the older part of town that have older homes if their current service entrance doesn't meet our current standards they'll be required to update those to our current standards which basically means a breaker on the outside of the house so if you have a home that has just a little meter base and then it goes in the house there's been some creative installations done that I guess technically could meet code but I don't think it's in our interest or the homeowner's interest to create another problem uh one of the probably one of the other bigger items is for the review process we're going to require all new applications to go through a third-party review before they're submitted to the city and that will simplify the review process on our side of things and I think the more important part is there the codes and requirements at the state and even National level are changing quite rapidly on this and the third party reviewer that's on our current list he's on the NEC committee on the solar section so he's very well up to speed and up to date and again the the effort there is not only saving staff time but to make sure the installations are done properly and safely for our customers and that's the main changes the other ones are in your briefing document if you've got any other questions I'll be glad to answer them [Music] so far the programs worked well and then we also one other thing is the first meeting last month you approve the updated buyback rate of six and a half cents so this policy now just references the current rate instead of having a fixed uh amount shown so as as the rate changes it flows through in the policy automatically so and so that recent change was from four cents to six and a half so which will be substantially higher I believe than any other utility at least in the area so that's where we want to be higher just to make yes yes we do have several for my personal information so the overall cap I like that you're increasing that that's I read somewhere that's first come first serve right so once we hit that 4 000 kilowatts it's we review it again yeah we've yes we've never not allowed it to move forward but it gives us a pause point to say is this working just in case um 16 kilowatt that's per house that one makes sense um and in one of the Clauses it said historical average is that based on a rolling 12 months the household energy usage on a historical average I've always done that on base I went back for like the previous two years okay and just taking the highest that's never come into play so far hasn't even actually come close okay just wanted to make sure we weren't going back like three months in December January February where the usage is going to be low so and occasionally we'll get a newer home that doesn't have that so it you know that's judgment but that has so far has never really uh stopped an application and then on the approved third-party reviewer um are you open to accepting other third-party reviewers well so what if the installation company has a third-party reviewer that they really like they present to the city and the city says hey we like these guys we would have to vet them okay at that point uh I said this in the power board meeting oh by the way the power board did recommend to you the account so I forgot that last week um but these plans are typically signed by a professional engineer and what I've seen a lot of them are lacking so if it's particularly that same engineer that we're having problems with so we'd have to do a pretty good vetting process but yes we would be open to other third-party reviewers but they'd need to be pretty independent from the Solar Company not one that they've kind of picked some correct just in my industry we're pretty risk-averse when it comes to single sourcing and so it'd be nice to have that secondary or third tertiary resource the next one is that is an additional expense what does that generally cost a homeowner third-party review what we've what we've been doing up to this point in time is any systems in the last probably six months that have batteries we've been sending them to that third-party reviewer and then they've been building the city and then we in turn build the customer it's run generally between 100 to 200 I think their rates like 95 if it's a simple straightforward system I would estimate about a hundred dollars and most of these systems based on the information are running anywhere from Thirty to sixty thousand so it's I think a pretty minimal cost and again I I really think it protects the the customer as much as it helps us to yeah no so not significant I was thinking it was thousands of dollars so that's good and then on one of them you talked about the 12.47 I don't know what 12.47 69 KV I don't know what that is and what does that mean for like an older home or it doesn't for a homeowner it doesn't mean anything what that would prevent is a say Walmart wanted to come in and cover their entire store and have their parking lot and wanted to connect directly to our distribution system or transmission system and we don't want to be in that okay so it has to be on their service level okay perfect um and then there was one seven six C was it II or 11. solely determined by the city I'm one of those where I don't ever like to see solely determined by the city or by a single party that's where Thad might disagree with that but C is it 11. I can't read my own writing oh 11. the need for if renewable resource project requires special engineering studies the customer shall be responsible for all costs the need for additional system engineering studies will be solely determined by the city and I guess I'd probably push back a little saying so if councilman Coates come in and says Nope this isn't going to hurt your system at all I don't we need to have the right to say no we need to look at this protect ourselves and and adjacent customers so I understand what you're saying but that that's the reason why it's not that I mean some of these outfits are very good and others aren't and they they think they can do whatever they want yeah and so that's and again that hasn't been an issue again some of this is kind of preemptive and what we've seen other utilities experience issues so okay thank you how many applications do you guys get for this a month I was curious the last probably six to eight months probably five to six a month okay because I get salespeople non-stop you know at my house so and I'm always wondering is everybody doing this except for me but well there's some people out there telling them that that's the truth or what's going on or that we've had companies tell people that their city is requiring them to and we've had all kinds of issues we've also had and we've talked about this before some who are saying that the sea won't allow you to and here we are increasing our capacity now so and we do have the capacity Rick we have the ability to like our our system can Yeah we actually can we accommodate the load the additional load well it's not actually it's it it's serving take off taking some of their load by that it's transmitting on our yeah so and I had uh our GIS uh employee go through and so far the most we've had on a single Transformer was four installations and it still was about 50 of the capacity of the Transformer so so far it hasn't been an issue but as time goes on and we get more systems we do have to be probably more vigilant on doing that so well I appreciate this looks like uh just an update to what we've done in the past I think it's I think yeah as far as the billing mechanism and how we charge normal rates for anything we deliver to them and we buy back at the rate shown what they deliver to us none of that has changed at all it's more administrative type changes Council further discussion or if not I'm happy to entertain a motion Mary it was a good discussion with powerboard there are experts they recommend it I think it's good for our residents isn't good for the city to keep moving forward and I appreciate Rick and his team for doing what they do I'll make a motion that we approve the ordinance amending the radio resource policy have a motion by councilman Coates a second second by councilman Martinson let's go roll call did I start with you last councilman ivy so it looks like what councilwoman casperson hi Martinson aye Henderson aye codes that ordinance amending our renewable resource policy is approved unanimously all right we're going to move on to item 11 and then we'll then we'll Circle back to item 7A 11a is the Finley Farms Weatherby way Improvement agreement uh city manager Jeremy red City attorney Thad sigmiller will explain that to the council then we'll move back to 7A which is directly affected by this agreement Jeremy thank you mayor appreciate that hopefully we've been through this enough that we won't have to spend a ton of time on it um but we'll see up here on the screen is a map and you'll recognize this a map of Weatherby way and the used to be six different phases that surrounded it this is a new ownership map so some of this has changed now over time and and that necessitates us coming back and asking for an adjustment so if you'll remember what we did the last time we met on this project is we we approved an agreement number one they have to move the nrcs line and the nrcs line will be in Weatherby way so we approved and we approved to the final Platz contingent upon the nrcs line being funded and moving which has happened or is in the process of happening it's now been funded and it's in the process of moving number two that they had a signed agreement to build Weatherby way that they had an accepted cost estimate for Weatherby way and that they funded that as a cash bond to the city to get that done um what's happened since then the nrcs line has been funded and is now moving we're in the process of moving um the the parties the different various parties were not able to come together on funding the the cash bond for Weatherby way so if you look at this map now um like I said a lot of the parties have changed but and then if you see this part up here in the purple that's that's uh designated Mike and Sean on your ownership map that is the Town Home Project that's coming before you after this item it did not get included as a final plan approval in the first round so but it would they those owners would be included in this agreement as would the other owners um marked on this exhibit except for the pink that is marked as capital funding one LLC so that is the the ownership group that is not able to participate or let's put it this way all of the other owners have come to the city and said can we can we put together an agreement that doesn't include Capital fund one LLC so that we can get this done and then when Capital One Comes they they would make a similar agreement with the city or most likely it would be it would be their portion of whether b-way would be built when they're when they construct their uh their piece so the agreement would be a full build out of Weatherby way on all the parts marked in red which means we would get full build out of Weatherby Way West and East of the Capital One Fund Capital fund one parcel and and they would go through the same the same agreement we have a new agreement in the packet it would be between the new ownership groups that are included they would also have to have an accepted cost estimate approved by the city for their portions of Weatherby way and they would have to fund the cash Bond just like our previous agreement um anticipated I would say Bob hermanson's here if he has any questions he's worked very hard on this with what I would call the remainder owners to come up with some plan for the city that might be acceptable if you look at this map the the idea would be Weatherby way would be done people would be able to use it they would use these other two streets that are in the the tan area to access Weatherby way and tell that other parcel came through and to answer councilman Ivey's question before he asks it we also have mentioned the Hillside and the issues that have happened on the hillside in that in that green area and the developers are well aware of that and that they'll need to mitigate that as they come forward with their with their construction drawings is the capital fund group is that a landing institution that took back possession of I wouldn't want to talk about that at this point it's just I mean is that have we had any contact with them and we we haven't talked with the creditors um you'll see the individual names on those other ones those are just representatives of the owners the owners are are entities uh those are in the names of individuals that have that have been working on this solution um Capital fund one LLC it's main challenges it's been slower to change ownership than the other phases and so it still kind of has most of the same attributes connected to it that caused this to to bog down the first attempt so uh one thing that I just I'm looking for is the how are we doing with the interest on the cash bond is it the same as before so this agreement is substantially the same as before I removed the interest on this provision on this contract so there is none so we just they get the interest correct so on the first one I think it was a negotiated concession by the city to split that we've taken it out of this one and I I would say that this anticipates building a lot quicker as soon as that nrcs line is in they intend to build this their portion so before the interest was a big deal because we didn't know how long it would take for the nrcs line so we might hold that for a substantial period of time we don't anticipate doing that this time is there a time frame of like in the contract that basically says that after this date and it's not built that we can go issue pull the Cash Pawn and build it because I wanna what correct there is what is that 12 months was the time frame 12 months after like the nrcs lines moved because that's kind of a contingency I just 12 months after they signed my agreement and fund it and if they have not moved forward we can pull the Cash Pawn and go build it I'm more comfortable I appreciate Bob pulling this together I you know him and I talked earlier today and I'm and I talked with Jeremy about this it's not the best solution it's not what we all wanted but sometimes bad things get messed up with things and I think this is a good solution to you know the councilman I remember when this came through this Council and I I see a lot of wisdom in the insistent that Weatherby way be tied to the approval because had had this Council not done that we might have been in a position where we don't have any options on on the property owners or developers to be paying for the for the roads so I'm glad that we've added this project the way we did I just want to add that it hasn't been easy on staff especially in the planning and zoning office to keep their back straight on the council's conditions uh the applicants have been tough on them right they feel like there's been plenty that have talked about how this is hard or a hardship on them but staff have stayed strong with it we have let them know look this was a explicit condition stated by Council and it's not even imminent at this point um I think this is a better solution than what we've got and and I think if they if they come through with funding which so far it appears that there they have the capability and the desire to take care of that and it'll be better than what we've got and we'll need to work in the future to get it all finished but we'll we'll be a lot closer do we have a time frame of one that has to be funded like is there like not right now um so there's there's still some work that needs to be done they still haven't provided the estimate cost estimate for the project for the road sections in red and so there's still some final details and so if the council's inclined to approve it which that's our request we would ask that you add a condition that says just pending City receipt of an approved estimate by by public works and funding of the of the cash Bond so that this contract we wouldn't sign it we wouldn't take it to the mayor for Signature unless those two conditions were satisfied Public Works is happy with the estimate and the road plans and Brian and finance are happy with the cash Bond I mean you want the check to clear okay I know Brian will watch that we'd like just to check this time we'd like to get started with the check and then we'll check and make sure but so that to the to the councilman's point is there a time frame I know I know there's an urgency because they're not able to get their plaid approvals until this this is done but is there how long do we wait the contract doesn't have any time frame right now because it's not been signed right and so our goal is to get this to where they'll sign it um time frames kick in once they've signed they are highly motivated okay to get this done but that that brings another question sorry Brett just on the the time frame of if they sign it say tomorrow right we approve it and it gets signed tomorrow the agreement then they take four months to get it funded the 12 month starts here right the 12 months I start when they sign the contract which won't be signed until the check's delivered in theory they signed the contract when they're funding the agreement last time the contract got signed but it never got funded so it would be appropriate if you're concerned about that to give them a time frame and say this this agreement lasts six months if you don't sign it and fund it then then it has a Sunset date if that's what you want to do well I think it I think you said you answered it for me is as soon as they sign it they're handing me a check right so you're not going to agree to the signature you're not going to fully the city's not going to fully agree to it until the check's in hand anyways so that starts the clock and if it never happens it just dies anyways and and none of those final plats will be recorded until this happens as well but as soon as they fund as soon as they bring us the accepted cost estimate fund the cash Bond sign the agreement then those those final plats will be accepted and they can start building homes and at that point after 12 months we can step in and build the road if it hasn't been built and in the meantime they can build the road and ask for draws from that amount to pay for the room so this should help the wheels start moving a little bit down there because it's kind of an eyesore so I mean I you know if the staff is comfortable with it and all of the legal paperwork's in place I mean I don't see what our other alternatives are it's kind of a mess yeah and there's in some of the you know the tanned the ten shaded areas there's concrete on the ground there's there's improvements that need to be dedicated that need to start to be getting used and maintained before because they've got warranty periods on them but just before they it gets even Messier yeah we need to put those into service and and get this area going and so this will help with that this gives them A Way Forward Council who wants to make a motion on this you ready I will I'll make a motion that we approve the agreement for Findlay Farms whether it be way improvements with the conditions that the estimate is provided by the engineer and approved by public works and the second condition that the cash bond for the roadway be delivered before approval of the agreement and the third condition is that the agreement be signed by all parties okay Council you've heard the motion by councilman Coates do I have a second I'll second it second by councilman Martinson I'm gonna go roll call on this uh casperson hi Ivy aye coach aye Henderson aye Martinson that agreement is approved let's go back up the agenda to item 7A with that agreement approved we're prepared to discuss and consider approval of a preliminary plot for Desert Haven Townhomes phase three amended located at approximately 4300 South and 600 East Eldon Gibbs city planner will present on this and then I'll invite the applicant or the applicant's representative to come forward thank you mayor council um on April 13 2022 city council approved the preliminary plot for Findlay Farms Town Homes phase three which has since changed the name to Desert Haven Townhomes during the preliminary Platt approval city council added the condition that I'll paraphrase here a a temporary 26 foot wide uh piece of asphalt should be put down in place of Weatherby way the applicant at this time is asking to lift that condition to move this project forward the relocation of the nrcs line has taken longer than anticipated and the applicant is asking to remove this condition the Planning Commission reviewed this request on June 7th 2023 and recommended to remove condition number 16 added by the city council during preliminary Platt approval and that was on to the city council based on the original findings and conditions and I am happy to answer any clarifying questions you may have at this time all right questions for Eldon the only question I'd have is should we make a condition that they are a part of the agreement for Finley Farms whether by improvements as part of this just so that it's they are I'm just saying should we make that as a condition so that it's clear that we're not just releasing this and you can do what you want you're a part of that other agreement so that would be my only condition I'd add is that sounds reasonable Council good with that I want to take a stab at emotion okay no one else wants to this is right in your wheelhouse I'll make a motion that we uh approve the preliminary plot the amended preliminary preliminary plot for Desert Haven townhome space three with the findings and conditions provided by staff with re do I need to State the removal dad with removing of the requirement for the 26 foot paved Road of whether we weigh and adding the additional condition of the weatherbya will be constructed per the agreement of the Finley Farms whether b-way Improvement agreement that sounds right to me Council you understand the motion legally comfortable with emotion okay and look for a second a second second by councilman Martinson Ivy all right coats aye Henderson aye Martinson casperson hi that is approved unanimously we'll jump back down have a good night Bob Randy thank you guys we should have moved you to the front not the back I just wanted you to sit through taxation I know she's been moved up quite a few times too in the past okay all right all right we'll go on to item 12 cue the walk-up music for our finance director Brian Brown as he uh prepares to give the Washington City Financial quarterly report and Brian what would that walk-up music be if I mean if it were a thing here what what kind of music would you think Brian would listen to No I know the answer to this Chariots of Fire Brian is uh is like an 80s metal band he would it would be Metallica or it doesn't fit his personality but this is I think of this movie Megamind where he goes It's All About presentation I can't remember the song that plays when he's I think we should Implement a song for every uh director we might do that if we just play it if we have many more of these long nights I'm going to just have those queued up and I'll choose all right Brian take us through the corner of the report or you can go with Abba money money money that's what that's exactly what I was thinking I have the money money money there you go all right so it's that time of year again where we present a chordery report and this covers July to March 23rd so just to start off this gives you a big picture of all our funds a summary of all our funds where you can see the revenue expenses um we'll go into the general fund a little more in the Enterprise funds but I just wanted to point out the um capital projects on there you can see the capital projects include streets Public Safety Leisure and general copper projects so that's any any of those items that they do capital projects which is usually fifty thousand dollars or more and where you look on the expense size you see that green line that Jim's way up and the reason why that jumps way up was Kappa projects there's a million dollars it's been on the streets and the general capital projects has there was two million dollars spent so that's that's why we see the big increase in that and like I said the general fund and the Enterprise will kind of go over those in a minute so moving on to the general fund mainly the revenue that composes most of the general fund is taxes enough property tax and sales tax so the sales tax as of this year we'd collected five roughly six million dollars in Property Tax 4 million and so they're both well sales tax is up about 12 property taxes up about 11 percent the licensing businesses that's your building permits and your business licenses that's down due to impact impact fees the lower the decrease in building charges for service that's conclude your Golf Course Washington City Community Center Cemetery zoning sub development and development fees and that's quite and that's that's up 14 and Main and golf course we saw 125 125 000 increase this year in community 110 000. moving on to miscellaneous a big jump there is um due to interest and I have a slide on that so overall the general fund the revenues are up about seven percent then when you look at the expenses and they're up about 18 when I looked at it it was mainly due to wages and other projects there was a GP the fire did a GPS Opticon system that was budgeted and that's that's what um that's when expenses are up higher on that so and so once again the expense is up compared to last year at the same time we're up about 18 percent yeah so that covers a general fund moving on to building I mentioned building permits they're down a little about 26 percent but the good news is in April and May we saw they were back up so roughly we estimate I'm I'd estimate about 700 permits for the whole year or last year we did about 796 so we'll be about 96 down from around last year and I just included Forever on this because I like to include back during the Great Recession so you can kind of see how the billing permits fluctuate from there wrap tax this shows all our collections distributions and then the amount committed for a facility and so that's 800 000 in the total wrap tax balance is 1.9 million this is the one that surprised me this year because we did not budget for this but interest expense we're gonna have to we'll adjust the next budget but they are a lot higher than they were last year so last expense but you mean interest Revenue interest Revenue sorry so when you look at interest Revenue last year at this time we're 312 000 this year 1.7 million and that's not all the general fund that's broken down between um like mainly water general fund and Power they all share we calculate and base the interests um Revenue off of who has uh who's invested in those Investments and that and break it out by their total funds so when we look at this 2022 ended up being a low on interest and then we just jumped right back up this year to where we were in Prior years now we'll look at the Enterprise Revenue like I said most of the revenues you can see there's a little increase in all the like water went up to 8 million mainly that's in usage and interest created that sewer is about the same power is going to be mainly usage that's what's driving that where we see that big increase and then storm water is actually a decrease and that's due to a decrease in Impact fees collected for that one and then when you look at their Enterprise rev expenses the water increased by about a million dollars and that's due to capital projects sewer increased and that's that's once again Kappa projects the power is due to caught um cost of power and they didn't have a capital project there for a million dollars and then storm water we see the increase was due to capital projects so mainly all the increases on that was Cal preponder so the cost of power foreign conclusion I put about a month ago I went to a local seminar and they had an economic update there and so I kind of summarized what he talked about in the economic update that's kind of what I concluded in that economic update he um he brought up some people say we're in a session we're not and there's there's this big debate about it um but some of the economic indicators like um High inflation construction slowdown Rising interface points to recession but the reason why some economists argue about he talked about was um the low inflation supply chain raids the other thing he talked about and I know councilmember brought this up but about savings he actually said savings were higher this year than last year which I was shocked so I went and looked at the Federal Reserve economic data and they actually savings are up this year but I mean that was a month ago like I said the economy's kind of a strange situation so but always probably depends on the source of information that you're looking at because I just read what I said like two days ago so just a month ago but that same day um they and I listened to radio and somebody brought up the credit card debt was an all-time high end so they said how can we have an all-time high and all-time and higher savings and it's at that time that's where we're at and so the economy is kind of in this this is and it's in the extreme yeah it's unsettling right and unsettling yeah yeah but the good news is what I did find in Utah that Utah remains to be one of the fastest growing regions in this in this area so a lot of people only live in Utah it's this is very remarkable right now so do you have any questions for me regarding anything Financial economics well I'm not an excellent economic expert I understand debits and credits I'll just keep my question to the finances um when we compared 2023 power Revenue to 2023 power expense since we're well aware that costs in the power Market exceeded in ex just skyrocketed last year so that that imbalance I think we understand why I don't recall why the sewer Revenue was lower than the sewer expense can you help me there so you're looking at uh and 22 23 23 so the expense was 4.3 million and the revenue was 2.2 this isn't just operating expenses these are all the project expenses too so sometimes there is all capital projects they'll get a little bit out of whack if we were just showing operating revenue and operating expenses I think it would you know we would always clear yeah yeah we're showing total everything pulled a little from the reserves on that Enterprise fund yeah to do the projects so that that will require to go into fund balance on those or likely impact fees that have been saved for the previous years and it's most so 600 was a spin on Calvary projects and two million has been on impact fees in that fund so we're pulling 2 million out of the impact fees in the sewer I think it was a probably the Long Valley Project when I looked at all that this is always really helpful we appreciate these quarterly reports and all the work that goes into creating and maintaining the budget in between the reports Council any final comments questions for Brian oh and one other yes tax on food is three percent for council member codes I don't think he heard you you're getting it from both ends now right now I mean candy is candy if it's package is three percent thanks Brian hey thank you good job we appreciate the excellent work that you do let's move into 13 which is report of officers from assigned committees will um Council Martinson feel that lead off for us so the only one that I've been able to attend or had to attend thus far is the CEC the Community Education Channel and they're going through some some major reform so with the university with all the cities kind of doing their own thing taking control of their own meetings they're trying to Rebrand and they're trying to figure out themselves so sitting on the board being the representative of the city representative there's not a lot of input that we give other than just those meetings and then they take their employees and discuss amongst themselves and then present to the next meeting but there is a potentially pretty major change coming to that so thank you Council we've got an investment meeting tomorrow not yesterday councilman Henderson so mayor I went to just recently do the shade tree committee meeting and I think the big takeaway I got from that one was they talked about how the parks department is having a really difficult time hiring and retaining part-time staff which is kind of their bread and butter during the summertime and so uh you know I felt a little bit of concern on that you know but anyway that's about it so yeah I'm thinking of a couple of my neighbors that have done that and then just kind of grown up and moved away darn it it's a good job I went home and made sure my boy applied to fill that Gap because he hasn't been doing enough in the summer for me so yeah they they interact with really good people and they learn a lot I think that's a it's a great job thank you councilman uh yeah uh Rick went over the power board stuff we have investment committee tomorrow on the solid waste we had our meeting on Monday we went over uh quite a bit of stuff on the meeting one of the highlights of the meeting uh was that the they actually have a scholarship program for employees out there and so as a board we were able to uh provide some scholarship money for one of the candidances first time they've had a policy for a while first time ever someone's applied for it and it's a thousand dollars a semester and she has up to two years to every semester a thousand dollars for the two years so that was kind of a bright thing uh there was some uh an update on the construction of the new scale house they're waiting on Washington City Public Works for review so I'm sure that's going to be Speedy right yeah and so they wait a minute we don't get sales tax revenue off that keep it on the bottom put the yeah they were pressuring me pretty hard and I said yep it'll get through just get it then but anyways the but that's you know interesting thing where we get to review it but we're we're working through that they're hoping to have it out to bid here shortly I'm assuming end of I think they're more optimistic than I am I think it'll be into summer they'll have it out to bid and hopefully have a contractor assigned and get it started this fall very much needed it's gonna be really nice good job on that so um and then the rest of it's just boring paperwork stuff like next uh councilman ivy wait well everyone got to see the new youth city council that was fun to have them here and I'm really looking forward to getting to know each of them and and working with them and Carmen and Kailyn or Kate chrisland so I'm excited about that great councilwoman casperson the shirts were awesome I don't know like I thought that was a good like they look sharp so I was super so I don't know who decided that but I I mean what do you think for this group something like that maybe I could I could go with something like that Carmen hat that was Carmen I'm sure she's a good and I would be supportive of that you know you guys usually do these golf shirts and stuff well well I did have a question though because last time I heard that they were supposed to come report to us I never got reported to Once is that gonna happen again yes I just looked at the schedule and there is a time on the calendar that they're going to come and present to us I thought what I meant was I thought they were going to re to ask us to like help Mentor a little oh for their for their equivalent positions within the oh we should make sure that like each council member that gets so August 26th they get their they vote in their roles we should make sure that each council member has a specific council member that they Mentor with and that we make sure that we line up all of the city positions because it does mirror actual city government that would be especially where they're meeting it here I think that's a great idea yeah I'll bring that I appreciate your work on that thank you sounds like fun and a lot of work I'm excited well Ben got to experience most of it for the the year before I took that over which I'm sorry to bring that up because I know that's a sensitive subject for you all right thank you councilman casperson um the one thing that I have is probably is actually um an item that we'll discuss in closed session and a lot of really good things happen and I mean I like each of you I find myself busy every day just advocating for for our city and there's a lot of good things happening and I think uh one of those uh we'll discuss uh in closed session uh let's move to item 14 city manager report I don't have a big report I'm going to make one comment you've heard enough comments for me tonight but my my comment is just for this this group I think what we did tonight is important this is part of part of the process and I love the fact that you know that the staff brings things and the council has their role and and you represent the residents and you did that well tonight so I I appreciate that there's no there's no issue from our end or you're in this is how the process works and I appreciate that we can we can go through that and uh and it we keep grinding for the city like the mayor said good things happening they'll keep doing it so we're making so much good progress we appreciate you Jeremy and then also your weekly updates by email it's really helpful uh okay let's move to item 15 we do have need to go to closed session for person purchase exchange release of property and for pending or potential litigation we'll need to do a roll call vote on this after motion can I have a motion on that so moved motion by Henderson second second by Martinson roll call Coates aye Henderson aye Martinson casperson hi Ivy and I realized I just changed the order again at the very anyway all right all right we will take a quick five minute break and then we'll reconvene in the Board Room for closed session