

Resolution 2022-J
Water Conservation Plan
September 2020

BE IT HEREBY RESOLVED, by the City Council of Pleasant View City, State of Utah, as follows:

WHEREAS, Pleasant View City has a Water Conservation Plan (in accordance with U.C.A. 73-10-32) that establishes conservation planning efforts identifying water supply inventory for both present and future water requirements and establishes implementation procedures;

WHEREAS, the City Engineer and Public Works Director have reviewed and recommend the adoption of the Water Conservation Plan;

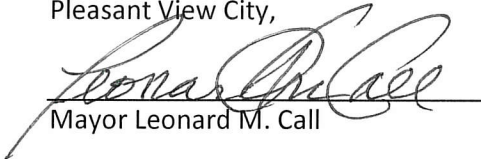
WHEREAS, the City Council has reviewed the recommendation; and

WHEREAS, a public hearing was held on June 14, 2022.

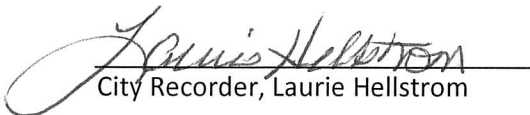
NOW THEREFORE BE IT RESOLVED, Pleasant View City hereby adopts the **Water Conservation Plan**, dated September 2020, for the geographic City boundary.

PASSED AND ADOPTED by the City Council of Pleasant View City on June 14, 2022.

Pleasant View City,


Mayor Leonard M. Call

ATTEST:


City Recorder, Laurie Hellstrom



This resolution has been approved by the following vote of the Pleasant View City Council:

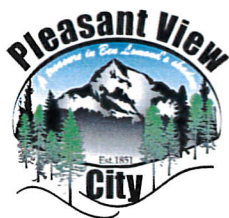
<u>Yes</u>	Councilmember Arrington
<u>Yes</u>	Councilmember Gibson
<u>Yes</u>	Councilmember Marriott
<u>Absent</u>	Councilmember Nelsen
<u>Yes</u>	Councilmember Urry

Pleasant View City

Water Conservation Plan



September 2020



Updated By
JONES & ASSOCIATES
Consulting Engineers



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SECTION I - SYSTEM PROFILE

SERVICE AREA

Pleasant View City currently serves all areas within the City boundaries east of US 89 and plans to eventually serve the areas identified for future annexation (See Map 1). The current City boundary includes approximately 7.02 square miles. The proposed annexation boundary includes an additional 2.46 square miles. The service area contains approximately 5.58 square miles, and an additional 1.44 square miles of annexation area.

Pleasant View currently provides culinary water to approximately 7,820 people through 2,239 connections. This water is intended for indoor, sanitary, and commercial uses. There are; however, 7 connections that use culinary water for indoor and outdoor needs. The City manages these connections in a separate billing category. The City also provides wholesale water to the Pole Patch Water System. Water for outdoor and landscaping needs is provided and managed by Pineview Water Systems or other private secondary water systems.

The City is also served by the Bona Vista Water Improvement District and the Pole Patch Water System. Bona Vista serves the area west of US 89 within City limits and the Pole Patch Water System serves the Pole Patch Subdivision (See Map 1). These providers are responsible for operating, managing, and reporting and will not be included as part of this report.

Table 1.1 below lists each type of connection and the total number of each as of December 2019.

Table 1.1 – Number of Connections

Connection Type	Total
Residential / Domestic	2,207
Commercial	9
Institutional	22
Industrial	1
	2,239

SUPPLY

Pleasant View obtains its water from three (3) types of sources: four (4) potable water wells, two (2) developed springs, and wholesale water purchased from Weber Basin Water Conservancy District (WBWCD) as needed.

Table 1.2 below shows a breakdown of the current water sources, as of December 2019.

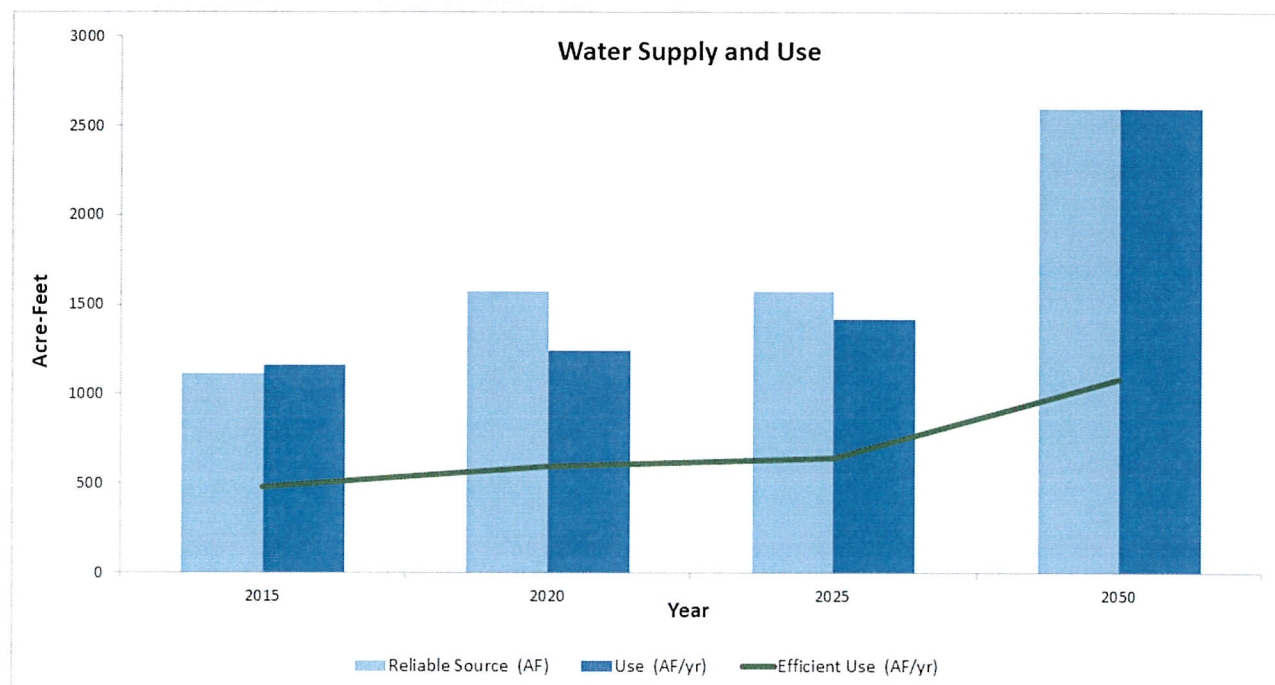
Table 1.2 – Existing Water Sources

Source	Volume (Acre-Feet)	Total (Acre-Feet)
Wells	122.45	122.45
Springs	702.07	702.07
WBWCD	0*	0
Sold	(30.15)	(30.15)
		794.37

*In 2019, the City was successfully able to rehabilitate two (2) springs and did not require the use of the contracted 275-acre feet of water from WBWCD.

As illustrated in graph 1.1 below, the City's water supply versus projected use demonstrates a need of an additional 1,020 acre-feet to support full build-out of the City in 2050. In 2017, the City entered into a contract with WBWCD that allows for the purchase of ERCs on an as-needed basis rather than large block of purchased water. This new on-demand contract will go into effect once the City reaches their allotted water rights and current 275 ac-ft take-or-pay WBWCD contract.

Graph 1.1 - Water Supply and Use



FUTURE WATER SOURCES & COST PROJECTION

The Pleasant View Water Conservation Plan, completed in 2014, indicates that build-out is expected to occur by 2046 with an approximate Equivalent Residential Connection (ERC) of 8,105 requiring 3,632 acre-feet of water. However, these assumptions were made based solely on projected population. The City now understands population does not directly correlate with the serviced ERCs because part of the population is serviced by the Bona Vista Water Improvement District.

A more recent evaluation of the City's water system, conducted as part of the 2017 Capital Facilities Plan and Impact Fee Facilities Plan (CFP IFFP), indicates that the City will have approximately 5,662 ERC at build-out in 2050. According to the graph above, the City will need to acquire an additional 1,020 acre-feet to meet the City's build-out in 2050. The implementation of continued water conservation measures may eliminate or substantially slow any need for additional water.

Rather than drilling new wells or developing additional springs, the City has contracted with WBWCD for additional water on an as-needed basis. The City will also continue to monitor and rehabilitate existing wells and springs.

WATER MEASUREMENT & BILLING

Meters: All of the connections to the water system are metered and are read monthly; 400 meters are automated Badger Meters. Table 1.4 below shows the City's metered connections as of December 2019.

Table 1.4 – Metered Connections

Connection Type	Percentage of System	Reading Frequency	Replacement Schedule
Residential	99%	1 / Month	200/year
Commercial	<1%	1 / Month	As Needed
Industrial	<1%	NA	NA
Institutional	<1%	1 / Month	As Needed
Government	<1%	1 / Month	As Needed

New Development: All new developments are required to follow Title 17, Subdivision Regulations, of the City Code. As part of the approval process, the City Engineer checks the proposed demand of the new development against the available water resources. If the check indicates that the City has available water to serve the proposed subdivision, then the subdivision is allowed to proceed through the approval process. Along with this, the Developer must obtain a "Will-Serve" letter from the secondary water provider for needed irrigation water.

During construction of the subdivision, City staff oversees and inspects the water system to ensure the installation meets City Standards. Contractors are required to check out temporary meters from the City to account for water used for construction activities.

SYSTEM WATER LOSS CONTROL

Table 1.5 below shows the annual metered source, annual use, and percentage loss for the past six (6) years. The average loss over is 28.25%. This is twice as high as the average 14.14% reported over a ten-year period (2009-2019). This increase can largely be attributed to more accurate reporting and metering.

Table 1.5 – Annual Information

Year	Population	Annual Source (AF)	Annual Use (AF)	Annual Sold (AF)	% Difference
2014	8,000	676.99	516.08	28.89	19.50%
2015	9,000	772.14	514.66	28.89	29.60%
2016	7,942	790.05	530.00	28.89	29.26%
2017	7,360	813.96	513.16	40.86	31.94%
2018	7,880	731.59	504.79	34.47	26.29%
2019	7,820	824.53	522.98	30.15	32.92%

The City monitors the amount of water taken at each of its sources. The amount of water produced from year to year from the wells and springs will vary depending on groundwater and snowpack conditions. The largest discrepancy in the available source versus the source used can be contributed to leaks, tank overflows/spills, meter reading errors and software reporting problems.

Losses are controlled through the following means:

SCADA System: Each storage reservoir is equipped with monitors that continually relay information to the City's SCADA system. In the event there are issues with the pressure or levels of water, the City's designated employees are immediately alerted and able to quickly resolve the issue.

Internal Audit: The City audits their system two ways:

1. An internal audit of all connections is completed annually by City staff. Employees verify meters are properly functioning and replace those that are not.
2. A "zero consumption" meter report is created monthly. Each meter is investigated and replaced as needed.
3. A "high read" meter report is created monthly and each meter is investigated and replaced as needed. In the instances where the high use is determined to be a valid read, Employees help to educate the users on water conservation measures.

INCREASING RATE STRUCTURE

The following table outlines the current water rate schedule adopted by Resolution and effective on July 1, 2020. The base rate does not include a base allotment of water. Users are charged a fee based on a tiered rate structure for every 1,000 gallons of water used. The tiered rate structure continues to help encourage water conservation throughout the City.

Table 1.6 – Water Rate Schedule

Default Rate		
\$ Base Rate / Month	Allotment (Gal) Rounded to Nearest Thousand	Additional Fee / 1,000 Gal
\$21.00	0 – 6,000	\$1.25
	6,001 – 12,000	\$2.25
	12,001 – 20,000	\$3.25
	20,001 – 84,000	\$4.25
	84,001 +	\$7.00

School Rate		
\$ Base Rate / Month	Allotment (Gal) Rounded to Nearest Thousand	Additional Fee / 1,000 Gal
\$21.00	0 – 30,000	\$2.50
	30,001 – 250,000	\$3.20
	250,000 +	\$3.50

Approved Non-Secondary Water Users (April – September)		
\$ Base Rate / Month	Allotment (Gal) Rounded to Nearest Thousand	Additional Fee / 1,000 Gal
\$21.00	0 – 6,000	\$1.25
	6,001 – 84,000	\$2.25
	84,001 +	\$7.00

Bulk Water Supplied to Fire Hydrants (Construction)	
\$7.00 / 1,000 Gal	

WATER USE

Potable Water

Table 1.7 below shows the potable water inflow versus the water outflow for each type of use from 2005 through 2019.

Table 1.7 – Potable Water Use*

Year	INFLOW	OUTFLOW						% Diff.
	Total (AF)	Res.	Com.	Ind.	Inst.	Wholesale	Total (AF)	
2005	736.58	712.35	0	0	0	0	741.24	-0.63%
2006	639.59	639.43	0	0	0	0	668.32	-4.49%
2007	653.08	638.96	0	0	0	0	667.85	-2.26%
2008	730.65	719.51	0	0	0	0	748.40	-2.43%
2009	775.06	776.85	0	0	0	0	805.74	-3.96%
2010	824.35	787.91	0	0	0	0	816.80	0.92%
2011	808.72	808.72	0	0	0	0	837.61	-3.57%
2012	865.40	865.39	0	0	0	0	894.28	-3.34%
2013	717.98	717.98	0	0	0	0	746.87	-4.02%
2014	676.99	516.08	0	0	0	0	544.97	19.50%
2015	772.14	514.66	0	0	0	0	543.55	29.60%
2016	790.05	500.92	4.36	5.34	19.37	28.89	558.89	29.26%
2017	813.96	476.96	14.56	2.39	19.25	40.86	554.02	31.94%
2018	731.59	482.69	3.76	3.29	15.06	34.47	539.26	26.29%
2019	824.53	500.77	3.72	2.44	16.06	30.15	553.13	32.92%

*Information obtained from Utah Division of Water Rights Water Records/Use Information

This analysis shows an average loss (deficiency) of 9.71% per year in the distribution system between 2005 and 2019. If, however, the years where the data indicates a negative loss (more outflow than inflow) are eliminated, the average loss between 2005 and 2019 is 24.35%. Further analysis indicates that between 2005 and 2013 the average loss was less than 1% and **between 2014 and 2019 was 28.25%**. The increase can be attributed to a more accurate accounting, metering, and reporting of water use. Water loss can be attributed to fire hydrant use, meter errors, and system leaks. The goal of the City is to reduce losses even further as additional improvements are made to the water infrastructure.

Non-potable Water

Pleasant View City has seven (7) connections that use culinary water for both domestic and irrigation purposes. These connections typically pre-date the secondary water requirement. These users are billed using a separate rate schedule that encourages conservation.

All remaining users within the City are serviced through and monitored by Pineview Water. The City continues to prohibit the use of culinary water for landscaping and outdoor needs for these users.

USE – GALLONS PER CAPITA PER DAY

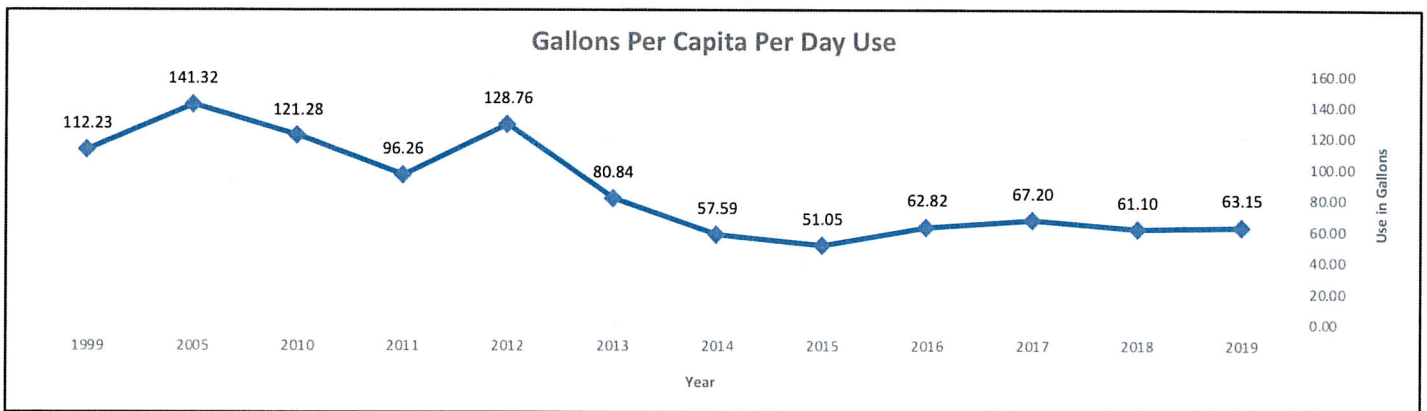
Table 1.8 below illustrates the gallons per capita per day by type of connection for 2019. The City does not provide or measure secondary water, this is done independently through Pineview Water. All City connections, with the exception of sewer (7) connections, must utilize secondary water for outdoor use.

Table 1.8 – 2019 GPCPD by Use Type

	Total
Residential	57.17
Commercial	0.42
Institutional	1.83
Industrial	0.28
Total	63.15

Graph 1.2 below illustrates the Gallons Per Capita Per Day Use trend, indicating an overall decrease in water use and an increase in conservation.

Graph 1.2 – Gallons Per Capita Per Day



*1999 was used because data was not available for 2000.

SECTION 2 – CONSERVATION PRACTICES

CURRENT CONSERVATION

Pleasant View City places a high value on the conservation of water and is already practicing the following:

- All culinary water connections are currently metered.
- The City has begun a replacement of all meters with auto-read meters. To date, 25% of the system has been replaced. The new meters allow the City to obtain readings daily (if needed) and detect possible leaks on each service as well as obtain accurate data for the water budget.
 - City employees monitor the water use and meters are read monthly. Users work with the City to identify the issue(s) so that it can be repaired in a timely manner.
 - “Zero Consumption” readings are investigated monthly and faulty meters are replaced where necessary.
- The City provides water conservation education and public outreach through:
 - Providing conservation tips on City’s website.
 - Information in City’s newsletter.
 - Providing a copy of the Annual Consumer Confidence Report with a utility bill.
 - Supporting the Weber County Water Fair for elementary school students.
- The City maintains memberships in supporting organizations such as the Rural Water Association that educate our personnel and keep up to date on source protection, public education, and current regulations.
- The City requires the use of secondary water for all outdoor uses, with the exception of the seven (7) existing connections.
- The current water pricing and billing system was updated and adopted by resolution in July 2020. The new pricing and billing is adequate to cover expenses in the water enterprise account and is tiered so as to discourage excessive water use. The City may consider additional water pricing and billing system updates as needed.
- The City has begun installing “smart timers” on City property and parks. These timers ensure that the City is not watering during or after weather events.
- The City continues to complete infrastructure projects identified in the Capital Facilities Plan.

CONTACT

The following individual is responsible for meeting efficiency goals:

Public Works Director, Tyson Jackson

520 West Elberta Drive

Pleasant View, UT 84414

801-827-0453

tjackson@pleasantviewcity.com

EVALUATION OF EXISTING CONSERVATION EFFORTS

In the 2014 Water Conservation Plan, the City established four (4) goals based upon the issues identified. The goals and status of each are provided below:

Goal 1 – Reduce water use 7% to 80 gpcpd by 2019. The current per capita water use per day of 86 is below the statewide average and is an improvement based on water use in previous years. Measures should be taken to reduce water use even further to 80 gpcpd. The savings will be measured in acre-feet and will be analyzed every five (5) years by using the data that is submitted to the Division of Water Rights.

Status: *As shown in Table 1.9 below, between 2014 and 2019, the City had an average of 60.47 gallons per capita per day. This meets and exceeds the goal at 124% and demonstrates the effectiveness of current and past conservation efforts.*

Table 1.9 – 2014-2019 Gallons Per Capita Per Day

Year	Gallons Per Capita Per Day
2014	57.59
2015	51.05
2016	62.82
2017	67.20
2018	61.10
2019	63.15
Average = 60.48	

Goal 2 – Maintain a financially viable water system. The water pricing system should encourage customers to reduce their usage without creating a revenue shortfall. This has ensured the water system is financially viable; this also encourages water conservation practices. Water rates should take account for the true cost of water and also encourage water conservation within the city. The current water rates are set with a base rate and then they are tiered with rates that get more expensive as additional water is used. The city will look at revising water rates periodically. Specifically, the water rate structure for schools and other approved non-secondary water users will be evaluated to determine whether they properly encourage water conservation.

Status: This goal is ongoing. The City continues to evaluate and increase the base rate and the tiered rates as needed. As demonstrated by the yearly decrease in gallons per capita per day, the fees remain effective.

Goal 3 – Infrastructure upgrades and replacement. During the next five-year period complete projects identified in the city's Capital Facilities Plan. This goal will help ensure that older infrastructure is replaced with newer improvements and thus help reduce lost and unaccounted for water.

Status: The City continues to complete projects identified in the Capital Facilities Plan. Various water projects have been completed over the last five (5) years. These projects include replacing outdated main and service piping with new piping in various locations throughout the City and reservoir rehabilitation work.

Goal 4 – System audit and leak detection and repair program. During the next five-year time period the city will perform a system audit to determine where errors and inaccuracies within the water system are located. By doing this it will allow the city to evaluate how much water is being used and in what areas they can conserve and gather better data. The city will continue to implement a leak detection program in order to discover leaks in the distribution system. The leak detection program will aim to inspect locations with suspected leaky water pipes as well as locations within the city with older infrastructure. Repairs will be on an as needed basis and as funds permit.

Status: This goal has been achieved and exceeded. The City performs a monthly audit and is able to make contact within a few days of a leak happening. In addition to this, any meter that is registering as zero consumption is investigated and the meter repaired or replaced so accurate consumption can be captured.

NEW BEST MANAGEMENT PRACTICES & IMPLEMENTATION PLAN

In addition to continuing existing practices and implementing the Capital Facilities Plan, the City plans to also:

Goal 1 – Reduce Water Use. Over the next five years, the City will reduce overall water deficiency by 5%, bringing the average water loss down to 23%.

1. Reduce governmental water use at City building by 5%.
2. Complete installation of updated water meters throughout the City.
3. Implement high water use notification system to ensure Users are notified of high usage in a timely manner.
4. Complete installation of "smart-timers" at City-owned property.

Goal 2 - Review and Update Ordinances and Zoning. To ensure requirements are up-to-date and effective, over the next five (5) years, review and update the City's ordinances related to water conservation efforts. More specifically review Title 13 Public Services, Chapter 13.12 Culinary Water, Title 17 Subdivision Regulations, and Titles 18 and 20 Zoning.

Goal 3 – Increase Public Awareness and Education Efforts: Currently, the City only utilizes the City’s website to provide information about water conservation. Over the next five (5) years, the City plans to provide bi-annual flyers/door hangers/information with the monthly utility bill utilizing existing messages from Slow the Flow, DWRs’s Conserve Utah, and WaterSense.

PUBLIC INFORMATION, EDUCATION, & PROGRAMS

The City currently provides regular information to residents and educates them on wise watering practices through the City’s website:

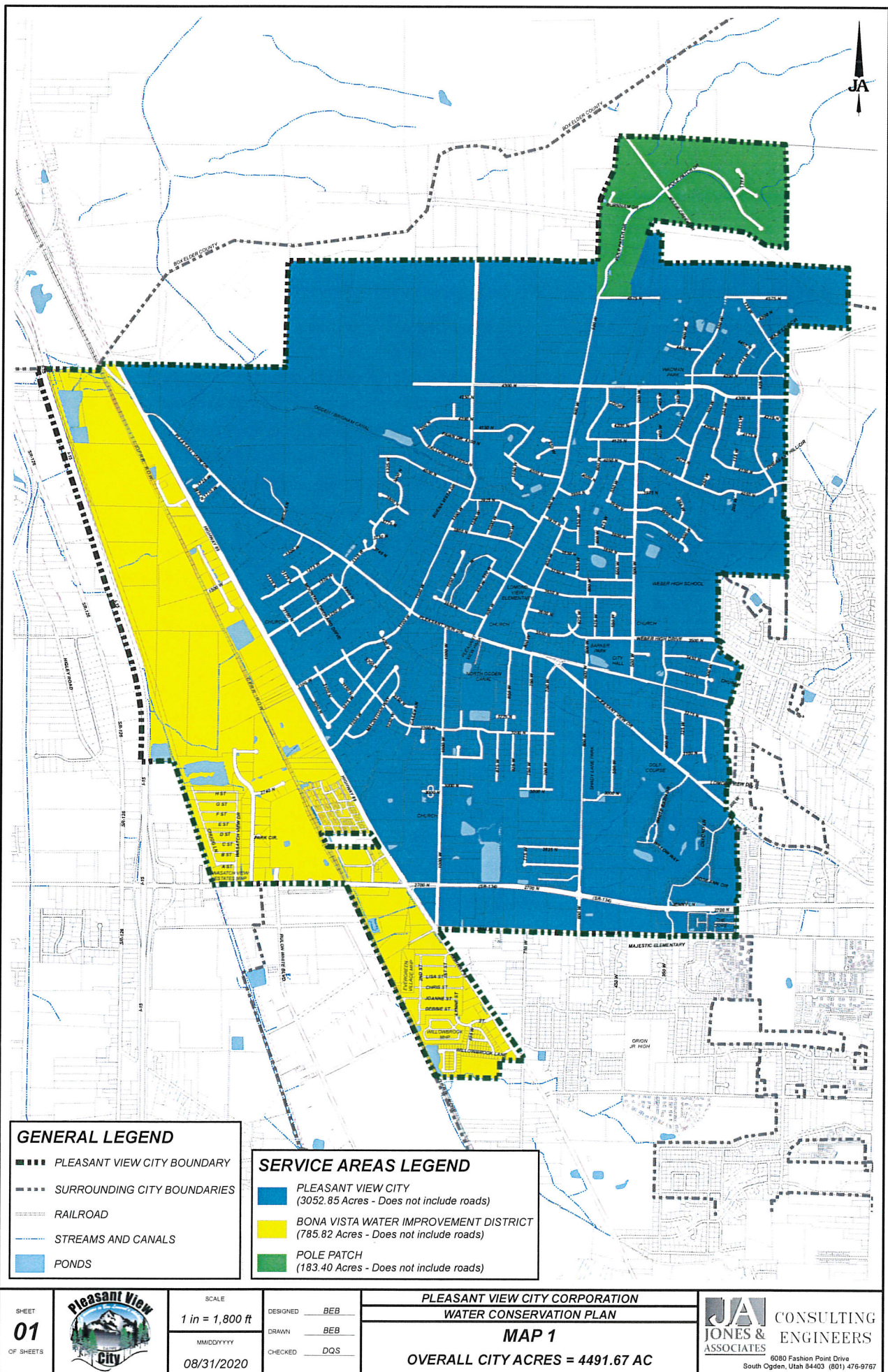
<https://www.pleasantviewcity.com/cms/one.aspx?portalId=3898895&pageId=15471357>

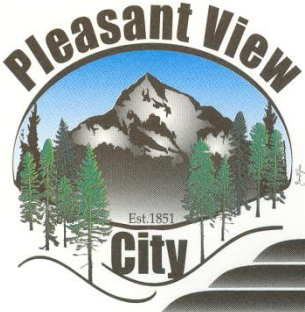
and works to educate high-use consumers individually.

ORDINANCES & STANDARDS IN PLACE

The following ordinances and standards have been adopted and are currently in place:

- Water Shortage Plan, 2014
- Public Work Standards for Development, Design, & Construction were updated and adopted in February 2019
 - Incorporates the Manual of Standard Plans, published by Utah LTAP Center, Utah State University (commonly known as APWA)
 - Includes information for Low Impact Developments
- City Code, Title 13 Public Services, Section 12.26, Scarcity of Water and 12.27 Waste of Water
- City Code, Title 17 Subdivision Regulations





520 W. Elberta Dr.
Pleasant View, Ut 84414
Main Office (801) 782-8529
Police Dept. (801) 782-6736

PUBLIC HEARINGS

The Pleasant View City Council will hold public hearings on Tuesday, June 14, 2022 in the city office located at 520 West Elberta Dr., beginning at 6:00 P.M. to consider the following:

1. Adopt the Water Conservation Plan, dated September 2020.
2. Amend the 2021-2022 fiscal year budget.
3. Adopt the 2022-2023 fiscal year budget.

Further information can be obtained by contacting the city office at 782-8529.

Posted 5/31/2022
Laurie Hellstrom, City Recorder

**MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF PLEASANT VIEW CITY, UTAH**

June 14, 2022

The public meeting was held at City Hall, 520 W Elberta Drive, Pleasant View, Utah, commencing at 6:00 P.M.

MAYOR:

Leonard Call

COUNCILMEMBERS:

Ann Arrington
Steve Gibson
David Marriott
Philip Nelsen - *absent*
Sara Urry

STAFF:

Amy Mabey
Laurie Hellstrom
Ryon Hadley

VISITORS:

Judy Sherman	Robert Young
Tim Healy	Jared Healy
Collette Healy	Marlene Higgs
Bob Clayton	Carol Greenwood
Gary Greenwood	Clair Haglund
Kari Etherington	Brenda Medsker
Ali Smith	Bourmer Smith
Fred Medsker	Britt Anger
Reggi Anger	Pryle Anger
Steve Broadbent	Julie Broadbent
Cindy Erickson	Julia Medsker
Daniel Sherman	Susan McQuivey
Christin McQuivey	Tony Pitman

1. Introduction.

a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought

Council Member Sara Urry gave the prayer and Mayor Call recited 'The Flag' poem.

b. Declaration of Conflicts of Interest

None given.

c. Public Comments/Questions for the Mayor & Council (limited to 3 minutes)

Robert Young: a water main repair has not been paved on 600 W by the park. It should be done in a month. To avoid the hole you have to drive into the other lane.

2. Consent Items.

a. Minutes of February 19, 2022; February 22, 2022; March 8, 2022; March 22, 2022; March 31, 2022; April 12 (2 sets), April 26, 2022, May 10, 2022 and June 2, 2022

b. Bills of Pleasant View City

Motion was made by CM Gibson to approve the consent items (Minutes of February 19, 2022; February 22, 2022; March 8, 2022; March 22, 2022; March 31, 2022; April 12 (2 sets), April 26, 2022, May 10, 2022 and June 2, 2022 and the Bills of Pleasant View City. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

3. Grand Marshals, Honorary Grand Marshals and Bike Parade Grand Princess. Introduction and presentation for the 2022 Founders Day Grand Marshals and Princess.

Tim and Collette Healy were honored as the Grand Marshals, Brenda Medsker and Judy Sherman were honored as the Honorary Grand Marshals, and Christin McQuivey was honored as the Bike Grand Princess.

4. Public Hearings – Ordinance Amendments. (Presenter: Amy Mabey)

a. Storage Units. Discussion and possible action to amend Chapter 18.42 – Supplementary Use Regulations Ordinance by allowing existing storage facilities outside the location limitations to expand until December 31, 2022, to the section 18.42.015 “Storage Facilities, Special Regulations”, Ordinance 2022-16.

Motion was made by CM Gibson to go into a public hearing to consider amending Chapter 18.42 – Supplementary Use Regulations Ordinance by allowing existing storage facilities outside the location limitations to expand until December 31, 2022, to the section 18.42.015 “Storage Facilities, Special Regulations”. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0.

Amy Mabey: the petition before the city is to expand the storage units to allow this to occur. The planning commission staff memo was read. It was a split vote 3-2. The three votes felt the expansion in the location made sense and would complete the development. The two votes were concerned with fairness and issues with the time and date and catering to one request. The General Plan calls for the area to be commercial in the C-2. CM Urry: it will allow others to expand. CM Arrington: only east of Hwy 89? Amy Mabey: anywhere in the C-2 zone. The owners (Wildcat Storage) want to expand. CM Urry: will it allow all to expand? Amy Mabey: as long as it is not along 2700 N but most do not abut 2700 N. CM Urry: could they acquire more land and expand? Amy Mabey: yes. Mayor Call: from the language in the current ordinance, what is the percentage of storage units? Amy Mabey: we have not calculated that yet but in looking at growth it could possibly be there. Mayor Call: we could change Section C on the maximum number of units and leave some for growth? CM Urry: we have worked hard to preserve our corridor. CM Gibson: what are the three storage unit areas? CM Urry: is this for any new storage unit facility? Amy Mabey: only expanding. Mayor Call asked for public comments. Tony Pitman: I am concerned with the narrow focus and making it so specific for someone. The use of land makes sense but not this way to cause more problems. Amy Mabey: there are the M&M Storage, PV Storage and Wildcat Storage.

Motion was made by CM Gibson to end the public hearing. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

CM Gibson: I agree with Tony Pitman a little bit but how to make sense to allow? I don't have a recommendation. We have to do the right thing. CM Urry: you can draft an ordinance to addresses the sizes and meet other conditions and write the uses and what to look for. How do you keep them from spreading? Mayor Call: we need to clarify 2700 N? That is fuzzy language. Amy Mabey: it is legal but not best practice. CM Gibson: it is good for this piece of property. Mayor Call: it is prohibited on 2700 N –

what does that mean? CM Marriott: that bothers me. We need to keep it commercial. CM Gibson: this is commercial – a type of commercial. CM Arrington: the General Plan calls for diversity. We need to look at ratios. I don't like the dated part. CM Gibson: if we revisit the ratio it will still open us up. Mayor Call: I would like to know the ratio. Amy Mabey: it is 1 unit to 3 dwellings.

Motion was made by CM Urry with the intent to work with the land use specialist, the State Ombudsman, to write the language that is appropriate to C-2 to make work for the area and define 2700 N. 2nd by CM Arrington.

Discussion on the motion. Mayor Call: change the ordinance now? Amy Mabey: yes. CM Marriott: how big can the storage units be? CM Urry: we can get specific. Mayor Call: make sure we protect 2700 N Corridor. We want prime commercial. We need to do it right. CM Arrington: do we need to change the motion and specify the ratio of land and define 2700 N? CM Gibson: we should table and see the number of spaces. I will be voting no. Mayor Call: the time limitation is a problem. I would like to verify all of this.

Voting Aye: CM Arrington, CM Marriott and CM Urry. Voting nay: CM Gibson. 3-1

b. AAA's. Discussion and possible action to amend Chapter 18.66-Attached Accessory Apartments Ordinance by adding "Attached Accessory Apartments (AAA)" to the permitted uses in each chapter namely sections 18.09 (RE-20 Zone), 18.10 (RE-15 Zone), 18.16 (A-2 Zone) and 18.18 (A-5 Zone) and to obtain an AAA permit reviewed and issued by staff, Ordinance 2022-17.

Motion was made by CM Arrington to go into a public hearing to consider amending Chapter 18.66-Attached Accessory Apartments Ordinance by adding "Attached Accessory Apartments (AAA)" to the permitted uses in each chapter namely sections 18.09 (RE-20 Zone), 18.10 (RE-15 Zone), 18.16 (A-2 Zone) and 18.18 (A-5 Zone) and to obtain an AAA permit reviewed and issued by staff. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0.

Amy Mabey: this comes as a denial from the planning commission and to look further into this. The state law changed and HOA's have to allow AAA's. The planning commission would like to start from scratch. We are looking at making them permitted uses. Mayor Call: how does this fit in with the state code? CM Urry: we can define the use but we can't deny the use. Does this address vacation rental? Amy Mabey: not this. In our ordinance it has to be owner occupied. Mayor Call: if we deny this then what? Amy Mabey: we will need to vet through it more. Mayor Call: this is a procedural problem. They should help draft and review.

Motion was made by CM Gibson to end the public hearing. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0.

CM Gibson: I am not prepared to make a decision. CM Urry: it is hard to regulate. Mayor Call: we already have this. Amy Mabey: staff proposed to have this permitted with less hassle with a conditional use the planning commission has to hear it.

Motion was made by CM Gibson to adopt Ordinance 2022-17, amending Chapter 18.66-Attached Accessory Apartments Ordinance by adding "Attached Accessory Apartments (AAA)" to the permitted uses in each chapter namely sections 18.09 (RE-20 Zone), 18.10 (RE-15 Zone), 18.16 (A-2 Zone) and 18.18 (A-5 Zone) and to obtain an AAA permit reviewed and issued by staff. 2nd by CM Arrington. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0.

Amy Mabey: we will look into vacation rentals.

5. Subdivision Plat. Discussion and possible action to consider Preliminary Subdivision Plat Approval for David Erickson Subdivision containing three (3) lots on 3.76 acres at approximately 1071 W Pleasant View Drive, in the RE-20 Zone. (Presenter: Amy Mabey)

Amy Mabey: this is preliminary subdivision approval. This started as a preliminary because of improvements but those were removed on Pleasant View Drive and this will still need to go back to city council for final approval. The staff report was read. This is 3.55 acres with three lots in the RE-20 zone off of 1071 W Pleasant View Drive. CM Urry: can the fencing along the canal be omitted? CM Marriott: the fence is not necessary. CM Urry: the liability rest on the canal company. It is their ditch. CM Iverson: the canal is not on our property. Mike Humphreys is the vice of the canal company and he said we don't want it and they need the area for large equipment to get in and they need the landowners to cooperate to maintain the canal. We will put in a fence where a fence is appropriate. There have been people along the canal since 1861.

Motion was made by CM Arrington to approve the preliminary subdivision plat for David Erickson Subdivision and omit the fence along the canal. 2nd by CM Gibson. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0.

6. Escrow Agreement. Discussion and possible action to consider approving an escrow agreement for Peakview Plaza - Rush located at approximately 500 W 2550 N. (Presenter: Amy Mabey)

Amy Mabey: this is the standard escrow agreement language. With this approval they can start construction.

Motion was made by CM Gibson to approve the escrow agreement for Peakview Plaza - Rush located at approximately 500 W 2550 N. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0.

7. Ordinance Amendments.

a. Purchasing Policy. Discussion and possible action to consider amending the city purchasing policy to allow for purchases to be approved by the City Administrator and Mayor, or Mayor Pro Tem, in the amount of up to \$30,000 and to preclude the requirement to receive prior Council approval to request for bids on projects that have prior budgetary approval by the City Council, Ordinance 2022-15. (Presenter: Amy Mabey)

Amy Mabey: we have had challenges with purchases. This has a lot to do with inflation and to expedite movement. The policy changes were reviewed. CM Gibson: are we giving more for spending? At one point we make those decision. What are we giving up? CM Marriott: it is mostly inflationary and to streamline the process. CM Gibson: I agree with not having to ask to go out to bid but state bids are not always the best. CM Marriott: the budget is a placeholder. Amy Mabey: 5% on a large project for a change orders is large but maybe it doesn't exceed \$30k. CM Arrington: there is a pinch in the upper part of the chart.

Motion was made by CM Arrington to approve the Purchasing Policy, Ordinance 2022-15 with the following changes: change the statement in Section 2.33.030 of the Approve Body 'City Administrator from 'or' to 'and' Mayor or Mayor Pro Tem' and change the city council approve from 30,0001 to \$20,000 in Section 2.33.040. 2nd by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0.

b. Park Regulations. Discussion and possible action to amend Chapter 12-12-Park Regulations by requiring insurance for bounce houses, inflatable toys or waterslides, Ordinance 2022-18. (Presenter: Amy Mabey)

Amy Mabey: in preparation for Founders Day there was a discussion on insurance and them not covering bounce houses. Additionally, it is a messy ordinance and this is to clean it up. Mayor Call: the item listed on the agenda is for the bounce house section. The other portion

should come back later with correct agenda language. CM Gibson: as long as we can have a water slide for Founders Day. Amy Mabey: for city events we are covered.

Motion was made by CM Gibson to amend the Bounce House portion of the ordinance as listed to require insurance and to bring back the other portion of the ordinance. 2nd by CM Arrington. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0.

8. Public Hearing. Discussion and possible action to adopt the Water Conservation Plan, dated September 2022, Resolution 2022-J. (Presenter: Tyson Jackson)

Motion was made by CM Arrington to go into a public hearing to consider adopting the Water Conservation Plan, dated September 2022. 2nd by CM Gibson. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0.

Amy Mabey: the plan has actually been utilized since 2020. This is required by the state and law governing compliance. Mayor Call asked for comments from the public. None were given.

Motion was made by CM Marriott to end the public hearing. 2nd by CM Gibson. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0.

Motion was made by CM Gibson to adopt the Water Conservation Plan, dated September 2022, Resolution 2022-J. 2nd by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0.

9. ROW Dedication. Discussion and possible action to approve a Right-of-Way (ROW) road dedication plat for two-way street conversion directly adjacent to the SunPro Company Development on 1000 West between 2700 N and 2550 N. (Presenter: Amy Mabey)

Amy Mabey: we will be cost sharing on the road.

Motion was made by CM Gibson to approve the Right-of-Way (ROW) road dedication plat for two-way street conversion directly adjacent to the SunPro Company Development on 1000 West between 2700 N and 2550 N. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

10. Firework 2022 Contract. Discussion and possible action to approve a contract with Vortex Production for the 2022 Founders Day Fireworks show. (Presenter: Sara Urry)

CM Urry: this is a last-minute switch on companies. Our contract company doesn't have a license. This is a contract with Vortex for \$20,000. This will be comparable to our shows. CM Gibson: as long as we have a good show.

Motion was made by CM Arrington to approve Vortex Production for the 2022 Founders Day Fireworks show for 2022 year. 2nd by CM Gibson. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0.

11. Vehicle Leases. Discussion and possible action to approve two three-year leases with The Bancorp for two police vehicles. (Presenter: Ryon Hadley)

Ryon Hadley: two of the leased police vehicles are here and ready. The leases are effective July 1, 2022. It is a good price of \$4,796 per vehicle. All ten police vehicles are less than one purchase vehicle.

Motion was made by CM Gibson to approve the two three-year leases with The Bancorp for two police vehicles. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0.

12. Towing Agreement. Discussion and possible action to approve towing agreement with Lost Recovery Inc. (Presenter: Ryon Hadley)

Ryon Hadley we have the towing agreement and no one is tied to this. If someone has a preference they can go with that company. They are all standard rates. CM Marriott: is there a year-to-year agreement?

Motion was made by CM Gibson to approve the towing agreement with Lost Recovery Inc. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0.

13. On-Call Policy. Discussion and possible action to amend the On-Call Policy regarding compensation and response time. (Presenters: Amy Mabey and Tyson Jackson)

Motion was made by CM Arrington to adopt Policy 2022-3 a policy amending the On-Call Policy regarding compensation and response time. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0.

14. Audit Services. Discussion and possible action to approve Audit Services with Child Richards CPAs and Advisors. (Presenter: Laurie Hellstrom)

Motion was made by CM Gibson to approve the six-year contract with Child Richards CPAs and Advisors. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0.

15. ARPA Employee retention agreement. Discussion and possible action to approve an employee retention agreement in accordance with American Rescue Plan Act (ARPA) funding received. (Presenter: Amy Mabey)

Amy Mabey: this is funded by ARPA funds. We budgeted for this item, the Children Justice Center and public works projects from the ARPA funds. The employee retention portion is approximately \$280,000 and it is a one-time payment for employee retention along with an agreement. The agreement was reviewed. CM Arrington: I need to declare that my son works seasonally for the city. CM Gibson: I am not in favor of these government funds and the effect on the nation.

Motion was made by CM Urry to approve the ARPA agreement with modifications as discussed taking out seasonal employees in third paragraph and changing the month and if there are any problems the Mayor, Amy Mabey can adjust. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Marriott and CM Urry. Voting nay: CM Gibson. 3-1.

16. Retirement Contribution Pick-Up Election. Discussion and possible action to approve the Employer 'Pick-Up' Election of Employee Retirement Contributions for Tier 2 Public Safety, Resolution 2022-M. (Presenter: Laurie Hellstrom)

Laurie Hellstrom reviewed the staff memo.

Motion was made by CM Urry to approve the Employer 'Pick-Up' Election of Employee Retirement Contributions for Tier 2 Public Safety, Resolution 2022-M. 2nd by CM Arrington. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0.

17. Consolidated Fee Schedule. Discussion and possible action to amend the following fees, Resolution 2022-N:

- a. Sewer rates
- b. Garbage and Recycling rates
- c. Recreation registration fees
- d. Subdivisions & Planning & Zoning publishing fees
- e. GRAMA research
- f. Basement rental fee
- g. ICC Building Valuation Data & Permit Fee Calculations

Motion was made by CM Urry to adopt the consolidated Fee Schedule as discusses, Resolution 2022-N. 2nd by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0.

18. Budget Workshop.

No workshop.

19. Public Hearings – Budget. (Presenters: Laurie Hellstrom and Amy Mabey)

a. Amend. Discussion and possible action to amend the 2021-2022 fiscal year budget, Resolution 2022-K.

Motion was made by CM Arrington to go into a public hearing to consider amending the 2021-2022 fiscal year budget. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0.

Mayor Call: any comments from the public? None were given.

Motion was made by CM Marriott to end the public hearing. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0.

Motion was made by CM Gibson to adopt Resolution 2022-K amending the 2021-2022 fiscal year budget. 2nd by CM Arrington. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0.

b. Adopt. Discussion and possible action to adopt the 2022-2023 fiscal year budget, Resolution 2022-L.

Motion was made by CM Marriott to go into a public hearing to consider adopting the 2022-2023 fiscal year budget. 2nd by CM Gibson. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0.

Mayor Call: any comments from the public? None were given.

Motion was made by CM Gibson to end the public hearing. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0.

Motion was made by CM Gibson to adopt Resolution 2022-L adopting the 2022-2023 fiscal year budget. 2nd by CM Arrington. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0.

c. Salaries. Discussion and possible action to amend the Mayor and City Council salaries for the fiscal year 2022-2023, Ordinance 2022-19.

Motion was made by CM Arrington to go into a public hearing to consider amending the Mayor and City Council salaries for the fiscal year 2022-2023. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0.

Mayor Call: any comments from the public? None were given.

Motion was made by CM Arrington to end the public hearing. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0.

Motion was made by CM Urry to adopt Ordinance 2022-19, amending the Mayor's salary to \$1100 per month and the City Council's salary to \$350 per month. 2nd by CM Arrington. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0.

20. Closed Meeting. Consideration for a closed meeting pursuant to one or more of the provisions of the Utah Open and Public Meetings Law, Utah Code § 52-4-205(1).

No closed meeting.

21. Other Business

Ryon Hadley: Officer Vanbeekum is now working traffic shifts.

Amy Mabey: park vandalism is a problem. We are going to post on social media and a service project with the youth. CM Marriott: offer a reward.

22. Adjournment

Adjournment: 9:50 P.M.