

PERRY CITY COUNCIL WORK SESSION
PERRY CITY OFFICES
SEPTEMBER 13, 2012

6:15PM

OFFICIALS PRESENT: Mayor Nelson presided and conducted the meeting.
Todd Christensen, Karen Cronin, Jana Nelson, Peter Gerlach, Marci Satterthwaite

OFFICIALS ABSENT:

CITY STAFF PRESENT: Duncan Murray, City Administrator
Susan Obray, City Recorder
Dale Weese, Chief of Police

OTHERS PRESENT:

Mayor Nelson called the meeting to order.

**A. REVIEW PROPOSED AMENDED DEVELOPMENT AGREEMENT REGARDING
WALKER SPRINGS SUBDIVISION PHASE 3**

Duncan Murray presented a copy of the changes to the development agreement to the Mayor and Council. He explained that the city still plans to offset fees to pay for the 2-acre addition to the Nature Park. The only difference with the new amended agreement is that instead of looking at two different pieces of property, it will only include property in the subdivision where the Nature Park is located. Duncan said the largest portion of fees being offset are parks and storm water impact fees, which makes a lot of sense, because as in lieu of paying those fees, the city will get Parks and Storm Water improvements. The city will also be paying for or putting in a street sign, a streetlight, and some chip seal work (to take place next year). The city is also waiving some additional building permit and plan check fees in order to pay the full value of the land.

Duncan explained that Lorin Gardner (previous city Engineer) has been hired by Jones & Associates (current City Engineering Firm), and he put together a list of improvements needed in the development three years ago. The developer originally over this subdivision went bankrupt and the FDIC took all monies in escrow, so not all of the improvements were installed. Lorin has inspected the site and identified items that have been finished and the following items that still need to be completed:

- Concrete Sidewalks: 4" concrete, over 6" of base – to be completed by the developer
- Asphalt: 3" of asphalt over existing base – to be completed by developer
- Streetlight: City will install a streetlight (cost approx. \$2,850-\$3,000)
- Survey Monument & Concrete Collar: used for surveying, to be installed by developer
- Chip Seal: City will pay for this, to be completed next year
- Sanitary Sewer Manhole Concrete Collar and repair riser: to be installed by developer
- Storm Drain Line Video: developer to pay for video, City to correct any issues at the City's expense
- Storm Drain 8" Valve Concrete Collar: to be completed by developer
- Storm Drain Snap Separator: to be completed by developer
- Secondary Water Valve Concrete Collars: to be completed by developer

Duncan advised the last issue is fiber optic conduit. He said because Utopia is not currently developing their system in our city, he would recommend not requiring the conduit at this time. Council Member Cronin asked what city code requires. Duncan said the code requires that the developer put the conduit in, but the Council can waive this. Duncan said when the subdivision is filed, the City would list that

Century Link and Utopia are not currently installed and, if a resident wants this utility at a later date, this would be installed at the owner's expense. Council Member Cronin asked if this would cause any connection issues with other residents in the area. Duncan said those with conduit would still be able to connect to Utopia.

Craig Davis stated he is not an experienced developer and is trying to complete this subdivision to help out his parents. He said he feels he can complete the improvements as presented, but he cannot afford improvements beyond this. Duncan stated the Council can approve the development agreement as is, with the provision that any improvements found beyond those (listed as the developer's responsibility in this agreement) be completed at the City's expense.

Mr. Davis stated he is a little nervous about the Storm Drain Snap Separator, as he was not aware this was needed and is unsure of the cost. Mayor Nelson said the engineer's estimate is \$750; he recommended that the city cover anything over this amount. Mr. Davis was comfortable with this. Council Member Cronin recommended that Lorin Gardner review the agreement one last time to ensure that it is complete and accurate. Mayor Nelson recommended taking action on this agreement at the meeting tonight, and if approved, the approval be based on the provision that Lorin Gardner reviews this for accuracy and completeness. This will then be sent to Craig Davis for signature. Mr. Davis agreed with this recommendation.

The meeting adjourned at 6:42pm.

Susan Obrey, City Recorder

Jerry Nelson, Mayor

Shanna Johnson, Chief Deputy Recorder