

SULTAN CITY COUNCIL
AGENDA ITEM COVER SHEET

ITEM NO: Consent C 3

DATE: August 23, 2007

SUBJECT: Council Minutes

CONTACT PERSON: Laura Koenig, City Clerk

SUMMARY: Attached are the minutes of the August 9, 2007 Public Hearing on the Stom Water Utility Formation as on file in the office of the City Clerk.

RECOMMENDED ACTION: Approve as submitted.

MOTION: Move to accept the consent agenda as presented.

COUNCIL ACTION:

DATE:

CITY OF SULTAN PUBLIC HEARING – August 9, 2007

The Public Hearing on the formation of a Stormwater Utility was called to order in the Sultan Community Center by Mayor Pro Tem Seehuus. Councilmembers present: Wiediger, Slawson, Flower, Blair, and Champeaux (arrived ten minutes late).

Staff Report: Deborah Knight, City Administrator, discussed the purpose and process used to develop the Stormwater Utility. The City established a Small Work Group comprised of a city resident, business owner and Planning Board member to review alternatives and make a recommendation on the program and fees. Issues with large commercial properties and sports fields were discussed due to the anticipated high user fees based on the amount of impervious surface and estimated ERU's (equivalent residential units). There are proposed recommendations for credit for the schools and fully contained private facilities. A budget has been developed and the annual fee will be based on budgetary needs.

Council Comments

Flower: Advised that he has obtained support from the community based on the fact that the culverts will be fixed as part of the utility.

Slawson: Asked staff about the credit system and the availability of grants for the system.

Staff advised that there is a credit system recommended that will benefit those who do not create impervious service, have onsite storm water systems or use best available science.

Blair: Asked about billing for the utility and if guidelines were available to help the commercial developers? Noted that the commercial users could pay \$54 to \$500 per month and that could be a hardship if the City moves forward with a B & O tax.

Staff advised that the billing goes to the property owner. The City will provide assistance and options to the property owners for using best management practices for storm water.

Public:

Jerry Gibson: This is just a tax and a lot of people will not benefit from the utility. He has no stormwater runoff and would like to see credit for his septic system.

Josie Fallgatter: Appreciates the work done by staff as the utility is needed. Asked if there would be any assessment that newly annexed property would have to pay. Asked if anyone has looked into the cost of maintaining impervious surfaces such as the road in Stratford Place.

Ron Holmes: Owns the Laundry Center and he has put off hiring additional staff until he knows what the cost of the utility will be. He will have to raise prices or let employees go based on cost. This is just another tax and he is already taxed a lot.

Jeff Manoske: Owner of Pacific West RV and it has cost them a lot to upgrade the older building and the impervious concrete is too expensive to use so they will have to use asphalt for the parking lot. Would like to see a graduated fee schedule.

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Garth York: Asked how the utility will impact existing retention ponds and if there will be a regional system to deal with stormwater. The standards in the city for retention are higher than those in the county.

Staff:

Deborah Knight advised that staff is available to discuss the fee with each business owner. There will be credits for on site systems. The city will take over all public system but there is no proposal to take over private systems at this time but they will do inspections to insure that the systems are maintained.

Champeaux: Noted that the gradual phasing in of the utility has occurred over the past 4 years by not imposing the tax but the City is now mandated to move forward. Agrees with giving credit to the schools for the sports field but for any other credit, they need to come before the City and discuss the issue.

On a motion by Councilmember Blair, seconded by Councilmember Champeaux, the public hearing was closed. All ayes.

John Seehuus, Mayor Pro-tem

Laura J. Koenig, City Clerk