

**CITY OF WILLIAMS CITY COUNCIL**

**ANNOTATED MINUTES  
WORK SESSION  
AGENDA ITEM**

**PAGE 1**

**JULY 18, 2017**

**COUNCIL ACTION**

***I. PROCEDURES***

**A. Call to Order**

Mayor Moore called the meeting to order at 7:00 p. m.

**B. Pledge and Invocation**

The pledge of allegiance was foregone.

**C. Roll Call**

Mayor John W. Moore, Vice Mayor Don Dent, Council members Bernie Hiemenz, Frank McNelly, Lee Payne, Dawn Trapp and James Wurgler were present and constituted a quorum. Present from City Staff were Chief Building Inspector Tim Pettit and City Clerk/HR Director Pamela Galvan. Also in attendance was Assistant Fire Chief Moede.

**D. Adopt Agenda**

Councilmember Payne made a motion to adopt the Agenda as presented. Councilmember McNelly seconded the motion, and it carried 6-0.

***II. NON-CONSENT AGENDA ITEMS***

**A. Council will discuss development procedures for the implementation of development agreements.**

There was extensive discussion about the General Plan of 2013.

Points mentioned:

- In the past we would reach out to businesses encouraging them to come develop; now they come on their own looking to develop. We need to be prepared; we don't have to accept everyone that comes.
- We cannot stop someone from building in our City if they pull the proper permits.
- Businesses need to be held accountable for their size.
- The Development Agreement (DA) needs to be development specific.
- Water is going to be a big part of a DA.
- Discussion of hotels coming and wanting to build, and how our procedures and zoning needs to be amended regarding water use.
- Tim Pettit needs a development agreement drawn for the developers coming in right now.
- Pricing was discussed for subdivisions, no matter where built, a price per fixtures, and price per unit.
- It was clarified that each development agreement can and would probably be unique to each development.
- Water, sewer and fire impact each property/development.

**CITY OF WILLIAMS CITY COUNCIL**

**ANNOTATED MINUTES  
WORK SESSION  
AGENDA ITEM**

**PAGE 2**

**JULY 18, 2017**

**COUNCIL ACTION**

- Our major concern right now is with commercial development.
- The City currently has a restriction on the number of stories (3) that can be built.
- It was asked if there is technology today that can establish the firefighting capability from within.
- It depends on the building type, sprinklers and water supply capability.
- Anything built by code requires ability to reach the roof.
- There is an influx of 450,000 bodies each year in Williams.
- It is the construction of buildings that is our concern.
- We need to be proactive, not reactive.
- Tim Pettit needs fees to charge developers.
- Water pressure and flow were discussed, and the need to plan for the future.
- The cost of a storage tank should be divided between developers and the developments themselves.
- Each development agreement will be unique.
- All commercial developments must have an agreement and to and are negotiable.
- Recapture cost was mentioned.
- Water line size and looping needs were discussed.
- City may participate in cost to develop.
- It was asked if there is a limit on the number of hotels that can build; the answer was no.
- We can require set aesthetics on buildings.

***Summary***

We are going to create a development agreement, set a scale of fees, and include inflationary costs.

We will research other development agreements cities and towns may already have in place.

Possibly have our engineering firm review our water infrastructure plan that is eight to nine years old.

Review current water study.

How long can we maintain our volunteer fire department; forecast needs and cost?

***III. ADJOURN***

Councilmember Wurgler made a motion to adjourn the meeting and Councilmember Trapp seconded the motion, and it carried 6-0.

Mayor Moor adjourned the meeting at 8:47 p.m.

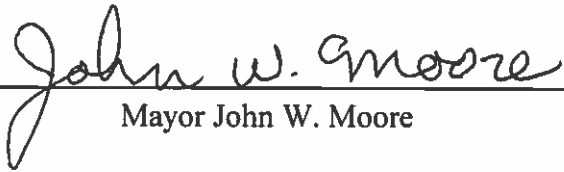
CITY OF WILLIAMS CITY COUNCIL

ANNOTATED MINUTES  
WORK SESSION  
AGENDA ITEM

PAGE 3

JULY 18, 2017

COUNCIL ACTION

  
\_\_\_\_\_  
Mayor John W. Moore

ATTEST:

  
\_\_\_\_\_  
City Clerk