

**CITY OF RUSTON
REGULAR COUNCIL MEETING**

Tuesday, November 15, 2022

The City Council of the City of Ruston met on this date via In Person

MEETING CALLED TO ORDER

At 7:04PM Mayor Hopkins called the regular Council Meeting to order. Councilmembers present were Councilmember Hedrick, Councilmember Kristovich, Councilmember Huson and Councilmember Jensen. Councilmember Syler was excused. Following the flag salute, Councilmember Hedrick moved to approve the agenda, with a second from Councilmember Kristovich, passed 4-0.

MINUTES - Councilmember Hedrick moved to approve the minutes for the Regular Council meeting of November 1, 2022, with a second from Councilmember Kristovich. Councilmember Jensen moved to amend the Regular Council meeting minutes of November 1, 2022, to revise dates on page one of the minutes, under business item, Ordinance 1562, second paragraph, from November 1, 2022 and November 15, 2022 to October 18, 2022 and November 1, 2022. Regular Council meeting minutes of November 1, 2022, as amended, passed 4-0.

STAFF REPORT –

Ruston Police – Chief Bautista – see attached.

Ruston Fire – Chief Allen – see attached.

GENERAL PUBLIC COMMENTS –

Ginger Kryger – Wanted to know how to access information regarding grants and road improvement and asked if North Highland was slated for road work. Mayor Hopkins directed Ms. Kryger to reference the 6-year Transportation Improvement Plan and noted that the City had not yet secured funding for North Highland.

BUSINESS –

ORD 1562 – Public Hearing – City of Ruston 2023 Budget - Councilmember Hedrick moved to open Public Hearing, with a second from Councilmember Kristovich, passed 4-0. During Public Comment: Kevin Moser asked if snow removal would be included in the FY2023 budget. Councilmember Jensen recommended the Council add one more public hearing for public comment at the next council meeting. Councilmember Jensen noted the full budget was released last night and believed the public did not have access to the full budget in order to make proper comment. Councilmember Hedrick was in favor of another public hearing. Councilmember Kristovich noted that the City has held two public hearing sessions and felt it was not necessary to hold a third. Councilmember Huson noted if Councilmember Jensen thought that another public hearing was necessary, she should propose it in the form of a motion and Council should vote on it.

Mayor Hopkins addressed the protocols required when holding a public hearing along with the cost to advertise. Mayor Hopkins explained the preparation of putting a detailed budget together which took a tremendous amount of time and noted that forecasting numbers were two months behind. Councilmember Jensen asked that the 2022 detailed budget be made available to help support the comparison between the 2022 detailed budget to the 2023 proposed detailed budget. Councilmember Jensen presented a motion to add an additional public hearing on Ordinance 1562, as an item of business at the next Council meeting of December 1, 2022. Motion passed 3-1. Councilmember Hedrick moved to close Public Hearing on Ordinance 1562, with a second from Councilmember Kristovich, passed 4-0.

ORD 1562 – City of Ruston 2023 Budget (2nd Reading) – In accordance with State law, the Mayor of the City of Ruston completed and placed on file with the City Clerk-Treasurer a proposed preliminary budget and estimate of the amount of monies required to meet the public expenses, interest, reserve funds, and expense of government of the city of Ruston for the fiscal year ending December 31, 2023. The Council is required to adopt its budget ordinance prior to January 1, 2023.

On October 18, 2022 the Council held a preliminary public hearing to hear from the public about their budget priorities. On November 15, 2022, the City Council will discuss the budget. On November 15, 2022, the Council will hold the final public hearing on the budget. The final public hearing must take place prior to budget adoption. The City is required to pass the budget before the end of this calendar year.

The City Council Budget consideration schedule for Fiscal Year 2022 is as follows:

Mayor’s Budget Message to Council:	October 4, 2022
Council discussion of revenue sources:	October 18, 2022
Public Hearing on Revenue Sources:	October 18, 2022
Public Hearing on Preliminary Budget:	October 18, 2022
Adoption of Tax Levy Ordinance No. 1561:	November 1, 2022
Public Hearing on Proposed Budget:	November 15, 2022
Budget Discussion #1:	October 18, 2022
Budget Discussion #2:	November 1, 2022
Budget Discussion #3:	November 15, 2022
Budget Discussion #4:	December 6, 2022
Adoption of Final Annual Budget for 2023:	December 6 or 20, 2022

Prior to budget adoption, the City Clerk will have fully complied with state law by publishing notice of the availability of the budget for public review and publishing notice of the required public hearings on the City’s proposed tax levy and budget, including a preliminary and final budget hearing.

BUDGET OVERVIEW

The proposed Total Revenues forecasted are \$10,332,542, consisting of Beginning Balances in the amount of \$4,166,924, plus interfund transfers in of \$307,000, and operating revenues of \$5,328,397. The Total Expenditures proposed are \$10,332,542, consisting of operating expenses in the amount of \$5,795,618, plus Interfund transfers out of \$307,000, and Ending Balances of \$4,230,244. The proposed budget by funds is as follows:

Fund	Name	Revenue	Expense
1	General Fund	\$ 1,962,111	\$ 1,962,111
5	Real Estate Surplus	\$ 2,069,610	\$ 2,069,610
101	City Street Fund	\$ 944,400	\$ 944,400
102	Reserve for Equipment	\$ 12,250	\$ 12,250
103	Reserve for Streets	\$ 108,100	\$ 108,100
301	Capital Construction Fund	\$ 358,000	\$ 358,000
401	Electric Utility Fund	\$ 1,656,300	\$ 1,656,300
402	Electric Utility Reserve Fund	\$ 275,000	\$ 275,000
403	Sewer Utility Fund	\$ 1,583,500	\$ 1,583,500
404	Sewer Utility Reserve Fund	\$ 355,000	\$ 355,000
407	Storm Sewer Utility Fund	\$ 237,000	\$ 237,000
410	Sewer Debt Service Fund	\$ 375,000	\$ 375,000
411	Electric Meter Deposit Fund	\$ 153,000	\$ 153,000
622	WR Rust Playfield Fund	\$ 54,921	\$ 54,921
624	School Building Maintenance Fund	\$ 113,000	\$ 113,000
634	Custodial Funds	\$ 350	\$ 350
635	Pt. Ruston Signage Custodial Fund	\$ 75,000	\$ 75,000
		\$ 10,332,542	\$ 10,332,542

Mayor Hopkins Letter to Council – See attached. In discussion, Councilmember Huson commented on the proposal of hiring a City Administrator of City Manager and recommended steps the City should take. Councilmember Huson felt it important to bring someone on, whether full time or part time, prior to Mayor Hopkins ever stepping down as Mayor. Councilmember Huson was amazed at how much time Mayor Hopkins gives to the City of Ruston and thanked Mayor Hopkins’ for his years of service and the great work on behalf of Ruston and its residents. Councilmember Huson is reminded that City staff work for the town because they love the town.

Councilmember Jensen suggested the City add a staff position to the 2024 budget and highlighted the importance to approve COLA for staff in the budget for 2023. Councilmember Jensen wanted to recognize that the 2023 budget did not include COLA for the Mayor. Councilmember Jensen recommended the public to review the detailed 2023 budget of 50 pages which has fantastic information. The Mayor has presented a balanced and surplus budget which pays for COLA, public safety and snow and ice approval, pending an Interlocal Agreement with City of Tacoma. Councilmember Jensen plans to vote for the 2023 budget at the next council meeting. Councilmember Hedrick questioned the capital construction fund and the Point Ruston soil located at the bottom of Baltimore Street. At the last EPA presentation, it helped that many citizens made comment to all the bad soil from coming from Point Ruston and has found a home in the City of Ruston. Mayor gave an overview of the movement of bad soil within Ruston. Mayor Hopkins is working with EPA to fix this situation.

ORD 1563 – Update Sewer Utility Taxes - Chapter 5.20 RMC for FY2023 (2nd Reading)-

The City of Ruston has the authority to levy utility taxes under Washington law. Under Washington law the City may levy utility tax upon Cable TV, electricity, gas, sewer, storm water, solid waste, steam, telephone services, and water. The City first adopted its utility tax code (Chapter 5.20 RMC) was first enacted in 2010 and was significantly updated in 2018 by adoption of Ordinance No. 1501. Due to the COVID-19 pandemic City resources have been diminished while needs have increased. In order to maintain current city services, new revenue sources need to be found. There is no state law limitation on levying utility taxes on stormwater, sewer, or solid waste. Therefore, the Finance Department is recommending that the utility taxes on sewerage services be increased. Note that Ruston combines storm water and sewer into a single definition of “sewer system business” which applies to both types of services. These are currently at 10 percent and are proposed to be increased to 25 percent. The increase in the taxes on sewerage businesses will not be passed through to the customer but are on the sewer utility itself. Note, the Ordinance also contains a referendum clause for the portion that enacts the rate increase as required by law. If passed, these rate increases will take effect on January 1, 2023. Councilmember Hedrick noted this tax was on the utility itself not on the consumer and has been underperforming and under market for a long time. Councilmember Hedrick would be voting for Ordinance 1563. Councilmember Jensen would not support the increased and noted any excess funds should be returned to the user in the form of reduced rates. Councilmember Jensen believed a 25% tax rate was high, that it is not a transparent tax and that the residents do not know about it. Councilmember Jensen recommended this tax go in front of the voters. Councilmember Jensen noted that even though we are taxing the company, the company is the residents. Mayor Hopkins explained that this tax was not an increase to the rate. It was a business and occupation tax of the sewer utility fund which would offset expenses for public safety. As the City increases the emphasis for public

safety, such as 24/7 police protection, the City is looking for ways to support additional public safety measures. This ordinance would slow the pace in funding the sewer reserve, which is currently a little more than \$850,000. The City replaced its sewer system with a loan from the USDA. These funds are earmarked to eventually payoff the loan with the USDA in annual installments. Once the USDA loan balance is paid in full the City will look to a reduction of the sewer rate. With the City's current cost structure in place Mayor Hopkins would not look to pass money back to the end customer. These funds should be retained in reserves to pay off the sewer replacement debt. Mayor Hopkins explained that with public safety in the forefront Council has struggled to find ways to provide Ruston residents with the very best protection the City can afford. With no further discussion Ordinance 1563 passed 3-1.

ORD 1564 – Levy LID Lift (1st Reading) - As the Council is aware, the City has been balancing its budget for many years by using fund reserves. This approach is not sustainable, and the City has worked to increase revenues from various sources over the past few years. The City's property tax is growing and far less than the costs of providing governmental services and therefore there is a structural gap between projected revenue and projected expenses. In order to fill this gap, the Mayor and Finance Director recommend the Council put a one-year levy lid lift onto the ballot in 2023. If passed, this will be collected in 2024 and will establish a higher "base" property tax levy amount in future years.

Proposal for Levy Lid Lift. The City has the option to put a levy lid lift on the ballot next year to increase property taxes over the currently constrained 1% limitation. The Mayor and Finance Director is proposing a one-time 25% increase which will be a permanent increase **starting in 2024**. What this means is that in the first year, the City's legal levy maximum will be increased by the percentage proposed. That then becomes part of the new basis for which all future increases (limited to 1% per year) will be made. The City currently levies approximately \$602,242 in property tax annually which is not adequate to fund all of the City's operations, including police and fire services. If the voters approve a one-time 25% increase, this is expected to generate approximately \$150,000 annually. Assuming the project new construction will be developed, this should be adequate to close the current gap in conjunction with the sewer utility tax described above. Without additional revenue, the City will need to reduce services in the years ahead.

What is a Levy Lid Lift? A levy lid lift is not a separate property tax, but rather a way of increasing an existing property tax. In this case, it would increase the general fund levy above the 1% increase limit. Because Ruston is levying a tax rate below its statutory maximum rate, it may ask the voters to "lift" the levy lid by increasing the tax rate to some amount less than or equal to its statutory maximum rate. Here, the \$0.325614/\$1,000 Assessed Valuation (AV) lift, would still result in Ruston being below its statutory maximum. Basically, taxing districts have a regular property tax levy (dollar amount), which can increase a limited amount each year, subject to

limitations on the maximum levy rate per \$1,000 assessed valuation (AV). Additionally, the combined rate of most local taxing districts cannot exceed \$5.90 per \$1,000 AV, and total levy rate for all taxing districts cannot exceed \$10.00 per \$1,000 AV, with certain exceptions. The maximum levy rate varies depending on the kind of taxing district. For instance, cities that are not annexed to a fire or library district generally have a maximum levy rate of \$3.375 per \$1,000 AV, while the rate can be significantly lower than that for cities that are annexed to fire or library districts. The total levy amount collected for a taxing district is also subject to a 101% levy limit, meaning the total dollar amount collected each year may not increase more than 1% (excluding new construction and certain add-ons) from the previous year. The 101% restriction is known as the “levy lid.” A levy lid lift ballot measure is a mechanism for voters to approve an increase in a taxing district’s total levy by more than the 101% limit (RCW 84.55.050). Although a levy lid lift allows the total levy dollar amount to increase more than 1% over the previous year, it does not allow the levy rate per \$1,000 AV to increase above the maximum statutory or constitutional rates. A levy lid lift only requires a simple majority (50% plus one) for approval, and there are no minimum turnout or “validation” requirements.

Ruston Levy Lid. Ruston is not subject to the fire direct or library district, therefore the maximum levy rate is \$3.375 per \$1,000 AV. The City will in 2023 levy \$1.383 per \$1,000 AV which leaves a capacity of \$1.992 per \$1,000 AV remaining. The proposed 25% levy lid lift, if adopted, will bring this rate to \$1.708 per \$1,000, which is below the maximum rate. The levy rate changes annually depending on property tax valuations. Valuation within Ruston changed by 16.97% in 2022, rising from \$376,666,782 to \$440,589,860. This reduced the levy rate from \$1.58 to \$1.383 per \$1,000. Total dollars collected rose from \$596,278 in 2022 to \$602,242 in 2023. The total amount collected will set the calculated levy rate per \$1,000 in assessed value. The City has determined that an increase in the total levy amount of 25% over current collections will amount to \$752,800 which will fund public safety adequately without the need to dip into reserve funds. As drafted, Ordinance No. 1564 contains the necessary language to put the one-year levy lid lift onto the 2023 ballot. This is recommended for placement onto the August Primary Election Ballot.

Discussion of ballot propositions. If the Council passes the levy lid lift, the basic rule is that a person cannot use City resources to support or oppose a ballot measure. Therefore, Council and staff will need to be mindful to avoid accidentally violating this requirement. The City *can* provide some factual information to the public about the proposition which the City Attorney will help prepare. But no one can use any City resources, including any devices, supplies, facilities, etc. to support (or oppose) the measure. Penalties (levied by the State Public Disclosure Commission) for violations of state law by the City can be severe—up to \$10,000 per violation.

Councilmember Hedrick shared that in 1971 the state adopted a levy tax of 6%. It was changed to CPI (currently at 8%), plus growth in population, to meet the rate of inflation.

Mayor Hopkins proposed a COLA increase of 9.5% for City staff. City of Fircrest has passed a 9% COLA for their employees. With retirements coming up, a three to five year run of both the current police and fire departments, hiring challenges, and emphasis on public safety, Ruston should be competitive in its wages. Councilmember Hedrick believed that COLA was warranted noting that the property tax system is broken and with the City's population growth and the City's cost of services it goes well beyond 1%. Knowing the Levy LID Lift will go before the people for a vote, Councilmember Hedrick supported this ordinance. Councilmember Hedrick wanted Ruston residents to understand that the largest landowner in Ruston has been delinquent (as many as 4 years delinquent), in paying their property taxes. Councilmember Kristovich supported Ordinance 1564 noting the City's need to maintain longevity, keeping the team we have, and the emphasis on public safety. Councilmember Huson supported Ordinance 1564 with the caveat that it be advertised positively presenting the strengths of this initiative to the voters. Mayor Hopkins stated he would be working closely with the City Attorney for guidance on the Levy LID Lift should it pass. This could be placed onto the ballot as early as February 2023 or could be deferred to another date in 2023, depending on the costs involved. Councilmember Huson hoped the City would hold a Town Hall and present the Levy LID Lift to Ruston residents and include a question-and-answer session. Councilmember Jensen noted that in looking at the budget proposal the largest source of revenue is property tax. The Levy LID Lift will allow the public to vote on an increase of property taxes. Councilmember Jensen did not think a Levy LID Lift was just for public safety. The proposed budget appears to fully fund public safety and a 9.5% COLA without getting into the emergency fund. Councilmember Jensen believed there are other things that residents would like to see happen within the City. Councilmember Jensen recommended the Levy LID Lift not go on the February 2023 ballot for two reasons; first, if this is the only item on the ballot it would be expensive and second, the City needed time to present the Levy LID Lift to Ruston residents. Councilmember Jensen sent an email, regarding the scheduling of a budget workshop discussion, to all Councilmembers. Councilmember Jensen asked that a budget workshop discussion be placed onto the agenda for the next council meeting. The Levy LID Lift could be placed on the August or November 2023 ballot and if passed would not be effective until 2024. Councilmember Jensen would support Ordinance 1564. Councilmember Jensen asked who the City of Ruston financial director was. Mayor Hopkins responded that the City contracts a third independent accounting and software services firm, Chad Greif with BIAS.

CLAIMS/PAYROLL – Councilmember Hedrick moved to approve Payroll for November 5, 2022, with a second from Councilmember Kristovich, passed 4-0.

MAYOR'S TIME –Nothing at this time.

Councilmember Hedrick – Wanted to acknowledge the Baltimore Street Corridor project and the work stoppage due to nonpayment. The contractor pulled out of the project because the developer did not pay for work completed. Councilmember Hedrick welcomed the newest Ruston Police Officer Rachel Clark to the City.

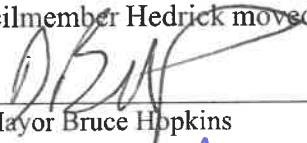
Councilmember Kristovich – Nothing at this time.

Councilmember Syler – Was excused.

Councilmember Huson – Nothing at this time.

Councilmember Jensen – Nothing at this time.

MEETING AJOURNED – At 8:11PM Councilmember Hedrick moved to adjourn, with a second from Councilmember Kristovich, passed 4-0.



Mayor Bruce Hopkins

ATTEST:



Judy Grams



**Chief's Report
Ruston Police Department
Tuesday, November 14, 2022**

Ruston Police officers logged 178 calls for service in the previous 28 days; 61 were traffic stops. This is an increase of 69% than the same period last year, and 22% more than the previous 28 days.

Over the last summer, the Department applied for an anti-auto theft grant from the Washington Association of Sheriffs and Chiefs of Police. We were awarded a \$28,000 grant to purchase cameras and software licenses to use them as License Plate Readers, also called LPR's. We must also use some of the funds for public awareness.

We have identified a local vendor called 5-Oh Surveillance and purchased two of an eventual 7 cameras to be used in and around Ruston. These devices will alert our police officers when a stolen car has entered the City, but we will also be also be alerted when SOAR violators return. While auto theft in Washington is up 88%, our earnest interest is the knowledge that stolen cars are often used to commit other crimes inside and around Ruston.

Prepared by Nestor Bautista

Ruston Fire Department Monthly Review for October 2022

Tuesday, November 15, 2022

Presented by Chief Bruce Allen

Total Incidents (YTD) 109, October 13(6 Fire/Service, 7 Medical Aid)

Volunteer Hours: October 1107 Hours, YTD 8197 Hours

Membership Roster (19 out of 25): (16 Members, 3 Officers)

State of the Business

- Mike Lundy has completed FF1 and is moving on to Haz Mat class at the Browns Point Academy.
- Moises Guzman and Taylor Crowell are doing well in the EMT program.
- Moving forward with the move into the Old City Hall.
- We have two strong candidates moving forward in the hiring process.
- All fire tools are fully operational.



To: City of Ruston Council and Ruston Residents

From: Mayor Bruce Hopkins

Date: November 14, 2022

RE: 2023 Preliminary Budget

Overview

The budget I am presenting shows slightly higher projected annual revenues that are based on our existing tax bases seeing modest income growth. I did not forecast any new business growth but I am confident we will experience some however, with a potential recession on the horizon I remain cautiously optimistic. The beleaguered Pt Ruston development has one building permit pending - currently awaiting payment. The permit is for Building 9 that will have 69,000 sq ft of commercial space and 222 residential units. If executed and construction commences, we should see a slight bump in sales/B&O taxes. However execution of that permit remains elusive and therefore it has not been contemplated in my forecast. While the possibility of increased taxes from the Pt Ruston development exist we must deal with the reality that the development has presented us with – increased costs for services. Public Safety and planning have experienced increased demand for their services while we experience the lagging revenue growth from limited development.

On a positive note the addition of a parking tax has proven to be a strong contributor to our General Fund revenue sources and forecast to bring in \$220,000 in 2023.

The budget as presented also includes the proposed increase in Sewer B&O tax that is pending council action (11/1/2022) that will help offset our increased Public Safety costs.

We remain diligent in looking at all possible revenue sources to make certain we can provide Ruston residents and businesses with the services they expect and deserve. I have asked that council consider sending a Levy LID Lift ballot measure to Ruston voters to increase our property tax rate to fund our public safety departments. We are in the beginning phases of our analysis and will have more information as it develops. The Lid lift would help the city bridge the revenue gap we are experiencing because of the slow pace of development.

City personnel remains one of our greatest assets and every year we struggle to provide them with market rate compensation. This year's budget I am proposing a 9.5% COLA for all

employees. There have been years that we were not able to offer our employees increases and we have allowed their wages to fall even further below market rate. Therefore, with the current CPI at 8.2% a 9.5% increase is warranted. We are blessed with very loyal and diligent city employees and we need to do everything in our power to retain them. Last year council approved two additional employment positions – Associate City Planner and Assistant City Clerk. We filled the Associate City Planner position and hope to have the Assistant City Clerk role filled in early 2023. While being thin with personnel is a strength financially it remains a vulnerability when we are not fully staffed.

The five biggest sources of revenue for the city are (in order of dollar amount):

1. Property Taxes
2. Sales & B&O taxes
3. Hotel/Motel Tax
4. Utility taxes
5. Permits

General Fund

The city continues to support our public safety departments to the best of our abilities. Council has made public safety a top priority and properly funding them has been a significant challenge. For the first time in our history we now are able to provide 24/7 police coverage for our city. With the sale of the Fire House we have transitioned City Hall to the Ruston School building with the Fire Department now occupying old city hall. The Ruston School still has office/retail space available for lease and we hope have some of the space leased in 2023 but we remain conservative on the actual revenue forecast for that lease. The school building's maintainance is paid for from our General Fund and we continue to incur costs from years of deferred maintenanc. Progress is being made but we have some significant capital improvement projects associated with the building – new roof and elevator (ADA). We are pursuing funding sources to help offset some of those costs. Want to have us look to impact fees as a mechanism to better fund our Streets, Parks, and Fire protection facilities. I will be requesting RFP's from firms that can assist us in developing our rate schedule.

Street Reserve Fund

This is funded through our real estate excise tax and Fuel Tax. The revenue from these two areas is only enough to support very minor repair. We have two projects for 2023 – Park Ave and Court Street that we received Grants for. We have been extremely successful in obtaining grants to repair and replace our roadways however I am concerned with the long-term sustainability of this approach. We need to have discussion about other sources of funding for our streets.

Capital Construction Fund

We currently have identified several potentially large capital improvement projects. In 2023 we will be working on scoping those projects and identifying funding sources. Two of the bigger projects are Rust Park and the Pt Ruston soils located at the bottom of Baltimore Street. Identifying potential uses for the soils and how they might be relocated and provide a better aesthetic entrance to our city.

Electric Fund

The Electric Utility Fund remains healthy and continues to fund the modernization of our electrical grid by placing all utilities underground. This is obviously a long-term project however the result will be very secure transmission methods for both electric and telecommunications that minimize our exposure to natural disasters. While minimizing our exposure to natural disasters it also dramatically reduces our long-term maintenance costs. Phase II of the Rust Way project will be complete in 2023 and then 49th Street will be the next project area.

Sewer Fund

The sewer fund is in good fiscal condition. We will be conducting a rate analysis this year to make certain our base and flow rates are adequate. With the entire system having been replaced it will be quite sometime before we anticipate any capital projects will be required. Our overall goal is to retire our sewer debt within the next 15 years.

Sewer Replacement Fund

This fund was established to breakout the costs the town is occurring and better track our progress in relation to our expenses. The funds received for the sewer replacement surcharge will be placed in reserve awaiting the automatic withdraw by USDA.

Storm Water Fund

Our Storm Water rates have not been adjusted in 17 years and need attention. The city began the work of assessing the condition of our storm water system two years ago. We received a grant from the Dept of Ecology that allowed us to begin the video and mapping work to properly assess the condition of our system. There is still a substantial amount of work that needs to be done and therefore I am recommending we take an increase to our Storm base rate from \$5 to \$10 per month to help fund the work we need to do in this area. I also recommend we look to a two-step process with the first being the base rate adjustment and the second being a fee assessment based on the square footage of the lot. The increase in cost is to cover our ongoing assessment of our current storm system and identifying any deficiencies.