

## SOUTH WEBER CITY COUNCIL AGENDA

**PUBLIC NOTICE** is hereby given that the City Council of SOUTH WEBER CITY, Utah, will meet in a regular public meeting on Tuesday, July 9, 2019 in the Council Chambers, 1600 E. South Weber Dr., commencing at 6:00 p.m.

**COUNCIL MEETING** (Agenda items may be moved in order or sequence to meet the needs of the Council.)

1. **Pledge of Allegiance:** Councilman Hyer
2. **Prayer:** Councilman Halverson
3. **New Employee Introductions**
  - a. Jody Nielsen
  - b. Karl Willson
4. **Public Comment:**
  - a. Please state your name and address
  - b. Please keep public comments to 3 minutes or less per person
  - c. Please address the entire city council
  - d. City council will not respond during the public comment period
5. **Approval of Consent Agenda**
  - a. Minutes June 11, 2019
  - b. Minutes June 18, 2019
  - c. Minutes June 25, 2019
6. **RES 19-32** Award Westside Reservoir Rehabilitation Project Contract to DN Tanks
7. **RES 19-33** Amend Policies and Procedures Regarding Utah Retirement System Benefits Eligibility
8. **RES 19-34** Adopt 2019 Consolidated Fee Schedule
9. **New Business**
10. **Reports:**
  - a. Mayor
  - b. Council Members
  - c. City Manager
11. **CLOSED EXECUTIVE SESSION (UTAH CODE 52-4-205(1)) THE COUNCIL MAY CONSIDER A MOTION TO ENTER INTO CLOSED SESSION FOR APPROVED PURPOSES**
12. **Adjourn**

In compliance with the Americans With Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, 1600 East South Weber Drive, South Weber, Utah 84405 (801-479-3177) at least two days prior to the meeting.

THE UNDERSIGNED DULY APPOINTED CITY RECORDER FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED, EMAILED, OR POSTED TO: 1. CITY OFFICE BUILDING 2. FAMILY ACTIVITY CENTER 3. CITY WEBSITE [www.southwebercity.com](http://www.southwebercity.com) 4. UTAH PUBLIC NOTICE WEBSITE [www.pmn.utah.gov](http://www.pmn.utah.gov) 5. THE GOVERNING BODY MEMBERS 6. OTHERS ON THE AGENDA

07-03-19

DATE:

*Lisa Smith*

CITY RECORDER: Lisa Smith

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 11 June 2019

**TIME COMMENCED:** 6:00 p.m.

**LOCATION:** South Weber City Office at 1600 East South Weber Drive, South Weber, UT

**PRESENT: MAYOR:**

Jo Sjoblom

**COUNCIL MEMBERS:**

Blair Halverson  
Kent Hyer (electronically)  
Angie Petty  
Merv Taylor  
Wayne Winsor

**FINANCE DIRECTOR:**

Mark McRae

**CITY ENGINEER:**

Brandon Jones

**CITY RECORDER:**

Lisa Smith

**CITY MANAGER:**

David Larson

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Stan Cook, Beth Holbrook, Andreas Coleman, Trent Nelson, Louise Cooper, Gordon & Connie Watts.

Mayor Sjoblom called the meeting to order and welcomed those in attendance.

**PLEDGE OF ALLEGIANCE:** Councilman Halverson

**PRAYER:** Councilman Taylor

**CONFLICT OF INTEREST:** None

**Approval for Councilman Hyer to Join the Meeting Electronically via Phone**

Councilman Halverson moved to approve Councilman Hyer joining tonight's meeting electronically via phone. Councilman Taylor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Petty, Taylor, and Winsor voted aye. The motion carried.

**PUBLIC COMMENTS:** (None)

**CONSENT AGENDA:**

- **City Council Minutes of 14 May 2019**
- **City Council Minutes of 21 May 2019**
- **City Council Minutes of 28 May 2019**

**Councilman Taylor moved to approve the consent agenda as written. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.**

**Presentation: UTA Trustee Beth Holbrook**

Mayor Sjoblom introduced and thanked Beth Holbrook, UTA Trustee, for her attendance. Beth approached the City Council. She then reviewed service in South Weber City:

**SERVICE IN SOUTH WEBER**

ROUTE	RIDERSHIP AVERAGE WEEKDAY	FREQUENCY IN MINUTES			HOURS OF SERVICE		
		WEEKDAY	SATURDAY	SUNDAY	WEEKDAY	SATURDAY	SUNDAY
455	1,570	30 RUSH HOURS 60 OFF PEAK	—	—	4:00 AM – 8:30 PM	—	—
473	524	9 AM TRIPS 9 PM TRIPS	—	—	AM & PM RUSH HOURS	—	—
677	90	2 AM TRIPS 2 PM TRIPS	—	—	AM & PM RUSH HOURS	—	—

**Ridership and Bus Stop Information**

South Weber Park and Ride Lot- 48 daily boardings and 45 daily alightings (455 and 473). 3,231 total 677 boardings during 2018-2019 ski season at South Weber Park and Ride lot

1 bus stop improved since 2016 with Prop 1 funds

Beth disclosed the big changes to UTA routes happen in August. She revealed the map displaying UTA service. She introduced Andreas Coleman who is also employed by UTA. Beth discussed the service choices analysis.

**WHAT IS UTA SERVICE CHOICES?**

This community engagement and service planning process is:

1. **Asking** the public to prioritize how bus service resources should be distributed.
2. **Gathering** the public’s feedback through surveys, public events, and community leader workshops to form a clear view on the public’s priorities for bus service.
3. **Developing** a bus network plan which incorporates the public’s priorities from the engagement process. (This will be incorporated in 2020)

Beth noted the different goals of transit service can be sorted into two major categories. They are **Ridership** or **Coverage**. She defined **Ridership** as attracting as many riders as possible, and **Coverage** as being available in as many places as possible, even if not many people ride. She

related UTA is trying to establish what is best for Davis County as a whole. UTA provides services for all types of individuals. She reviewed the following timeline:

**TIMELINE:**

<b>Spring 2019</b>	Service Choices Public Engagement
<b>Fall 2019</b>	Draft Network Plan
<b>Winter 2019 – 2020</b>	Outreach on Draft Plan
<b>2020</b>	Refine Draft Plan
	Begin Implementation Planning
<b>Fall 2021</b>	Planned Implementation Date

UTA recently held a tour of their UVX (dedicated bus route that runs from access point to access point). Beth clarified there is a South Davis Community Connector (designed to help connect Bountiful, Woods Cross, and North Salt Lake to downtown Salt Lake). She invited questions from the Council. She shared many people have concerns about front runner. The service choices analysis is addressing many of those matters. Beth thanked the Council for their time. Councilman Taylor requested bus schedules for the City Office.

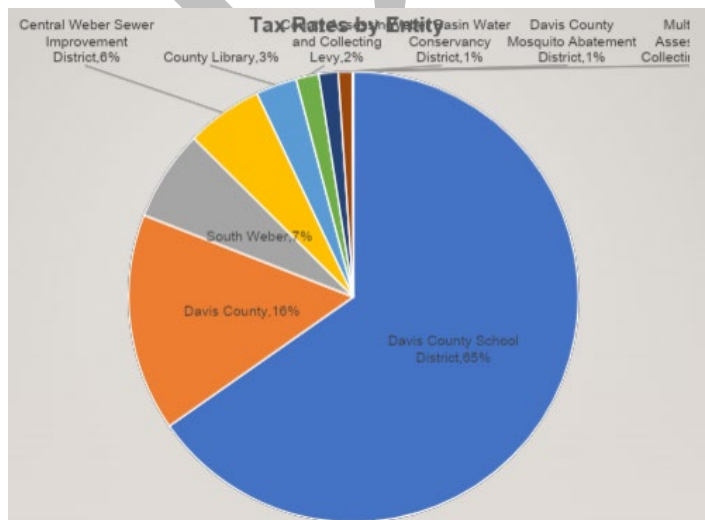
**Councilman Winsor moved to open the public hearing. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.**

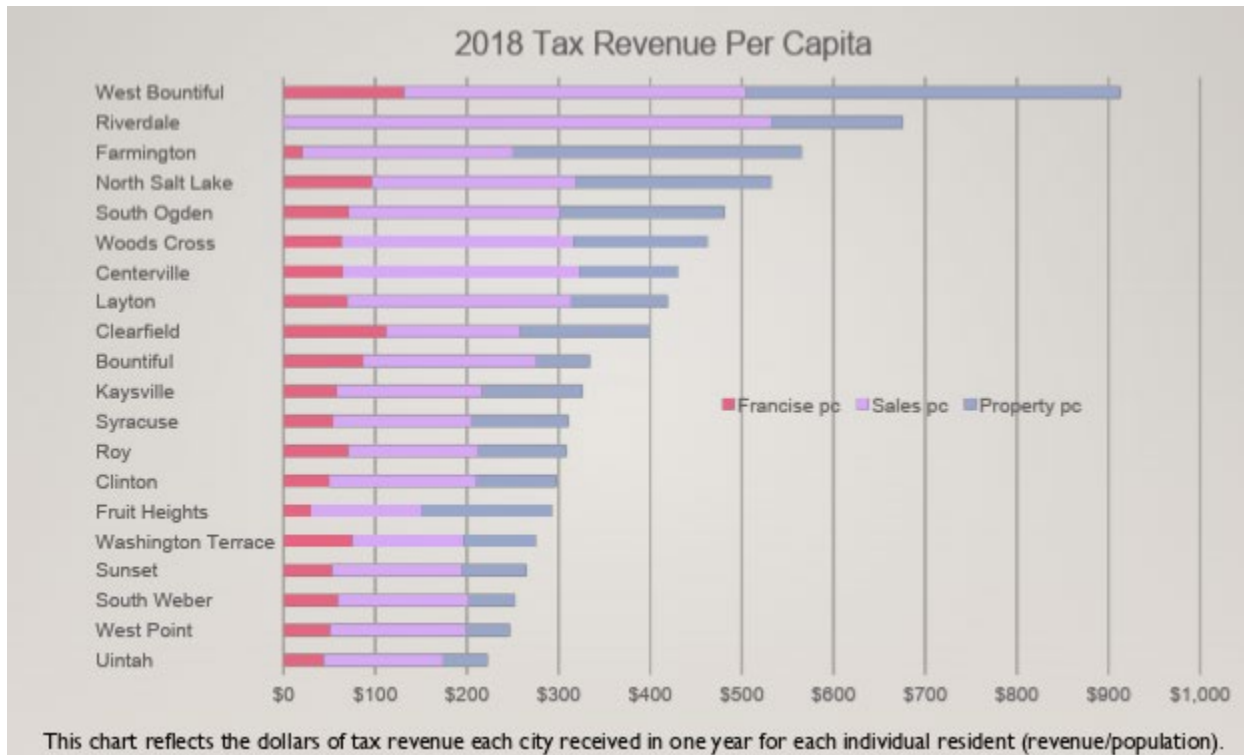
**\*\*\*\*\* PUBLIC HEARING \*\*\*\*\***

**Public Hearing on Tentative Fiscal Year 2019-2020 Budget**

Mayor Sjoblom explained that each year all cities are required to adopt a Tentative Budget and post it for the public to review. The City is then required to hold a public hearing on the tentative budget prior to adoption of the final budget. The Tentative Budget for South Weber City was adopted on May 14, 2019. Since then the budget has been available on the City website as well as at City Hall for the public to review. This public hearing is the opportunity for our citizens to comment and/or ask questions about the proposed 2019-2020 City Budget. The Final Budget will be adopted in open City Council meeting in August 2019.

Mark McRae, Finance Director, highlighted items in the Tentative Fiscal Year 2019-2020





Mark reviewed the revenues include property tax increase, sanitation rate increase (\$2.00/can disposal fee increase), and transportation utility fee increase (3<sup>rd</sup> year of planned increases). He related on the expenditure side there was a significant level of increase for police service, one new public works employee, zoning department increase in building activity, and increase in sanitation disposal fee. He explained there are three major capital projects that will carry forward (South Bench Drive, Westside Water Tank Rehabilitation, and Upsizing of the Sewer Trunk Line). New Capital Projects include land acquisition for a Public Works Facility, Job Corp water line replacement, upsizing to 8” Water Lines, water system SCADA upgrade, and Fire Station roof repair.

Mark outlined the property tax timeline:  
 July 16, 2019 Open House  
 August 13, 2019 Truth in Taxation Public Hearing  
 August 20, 2019 Adopt Certified Tax Rate  
 Adopt 2019 – 2020 Final Budget

Mayor Sjoblom asked if there were any public comment. There were none.

**Councilman Winsor moved to close the public hearing. Councilman Taylor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.**

\*\*\*\*\* PUBLIC HEARING CLOSED \*\*\*\*\*

Councilman Winsor moved to open the public hearing. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

\*\*\*\*\* PUBLIC HEARING \*\*\*\*\*

**Public Hearing on Opening and Amending the Fiscal Year 2018-2019 Budget**

Mark McRae, Finance Director, related the 2018 – 2019 Budget was adopted on June 19, 2018. During the year, additional unforeseen expenditures and changes have been reviewed and approved by the City Council. On April 9, 2019 a public hearing was held for public comment on proposed changes. Following the public hearing, the City Council formally amended the budget. Tonight’s public hearing is to receive comment on additional amendments to the 2018-2019 budget.

<u>Account</u>	<u>Revenue</u>	<u>Increase</u>
1031300	Sales and Use Taxes	\$ 20,000
1034105	Subdivision Review Fees	\$ 15,000
1032290	Building Permits	\$ 45,000
	<u>Expenditure</u>	
1057450	Special Public Safety Supplies	\$ 20,000
1058312	Planning – Engineering	\$ 20,000
1058319	Planning – Subdivision Reviews	\$ 15,000
1060312	Streets – Engineering	\$ 25,000

Mayor Sjoblom asked if there were any public comment. There were none.

Councilman Taylor moved to close the public hearing. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

\*\*\*\*\* PUBLIC HEARING CLOSED \*\*\*\*\*

**Ordinance 19-14 Amend South Weber City Code 3-2-1: Types of Businesses**

Mayor Sjoblom recounted the City Council passed Ordinance 19-12 on May 14, 2019 establishing regulations for short-term rentals which require a business license. Short-term rentals are not listed in the business license section; therefore, the code needs to be amended to include them.

Councilman Halverson moved to approve Ordinance 19-14 to amend South Weber City Code 3-2-1: Types of Businesses. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

**Resolution 19-25 Approve South Weber Irrigation Company Cooperative Agreement**

Mayor Sjoblom explained that the City Council approved entering a cost share agreement to pay a portion of the replacement cost but requested a cooperative agreement to be drafted by the City Engineer. The dollar amount estimated for the project was \$210,000 to be split 50/50 but the actual cost for the change order to Staker & Parson will be \$244,352.35. Terms of the agreement



provide for the City to pay the contractor in full and get reimbursement from South Weber Irrigation Company (SWIC). The City portion would be 50% up to \$123,000. The balance would be the responsibility of SWIC.

Brandon Jones, City Engineer, disclosed that he attended SWIC Board Meeting last night. Brandon reviewed the amendments proposed by the SWIC board. Brandon met with Staker & Parson Companies subcontractor Layne Kap who will be working on the line installation. Brandon felt the amount is a competitive number. Councilman Winsor asked if the cost includes Staker & Parson Companies overhead. Brandon affirmed it does. Councilman Winsor questioned how the agreement addresses quantities beyond the bid amount. Brandon reported there is a clause in the contract addressing the possibility. Councilman Winsor discussed the risk for everyone.

Councilman Winsor was concerned about item #2 which states, *“Any projected remaining balance above the combined total of two hundred forty-six thousand dollars (\$246,000) will be negotiated between the City and SWIC and agreed upon prior to the work being complete”*. He suggested clarifying that any change orders of greater than 2% of the approved amount must be approved by both the Council and the SWIC board. Amounts under 2% will be split 50%/50%. He added in the future the new Procurement Policy will speak to these types of situations. The Council added the following to Section Four:

- 3. *A change order allowance of 2% of the contract price will be split 50% paid by the City and 50% paid by SWIC. Any amount above the 2% will be presented to both the Council and SWIC board for authorization.*

**Councilman Winsor moved to approve Resolution 19-25 South Weber Irrigation Company Cooperative Agreement with the amendment to Section Four. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Hyer, Petty, Taylor, and Winsor voted aye. Councilman Halverson abstained because of a conflict of interest. The motion carried.**

**Resolution 19-26 Award 2019 Street Maintenance Project Contracts**  
**a. Section A to Consolidated Paving & Concrete for \$300,073.70**  
**b. Section B to Staker & Parson Companies for \$79,379.00**

Mayor Sjoblom noted Jones and Associates advertised for bids and reviewed them after opening on June 5th. Brandon has recommended the contract for Section A be given to Consolidated Paving & Concrete and Section B to Staker & Parson Companies.

The bids for Section A were as follows:

<b>Consolidated Paving &amp; Concrete</b>	<b>\$300,073.70</b>
<b>Post Asphalt Paving &amp; Construction</b>	<b>\$306,806.50</b>
<b>Staker &amp; Parson Companies</b>	<b>\$318,606.00</b>
<b>Advance Paving &amp; Construction LLC</b>	<b>\$343,880.00</b>

The bids for Section B were as follows:

<b>Staker &amp; Parson Companies</b>	<b>\$ 79,379.00</b>
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Consolidated Paving & Concrete	\$ 92,296.12
Advanced Paving & Construction LLC	\$ 95,498.00
CKC Asphalt	\$104,243.00

**Councilman Winsor moved to approve Resolution 19-26 and award the 2019 street maintenance project contracts for Section A to Consolidated Paving & Concrete for \$300,073.70, and for Section B to Staker & Parson Companies for \$79,379.00. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.**

**Resolution 19-27 Final Acceptance of South Weber Drive Commercial Subdivision**

Mayor Sjoblom stated Brandon Jones, City Engineer, has completed an inspection of the improvements in the referenced subdivision and found them to be completed satisfactorily and to meet minimum requirements of South Weber City standards in accordance with engineering and/or subdivision plans submitted and previously approved. He is now recommending granting Final Acceptance of this subdivision.

**Councilwoman Petty moved to approve Resolution 19-27 Final Acceptance of South Weber Drive Commercial Subdivision. Councilman Taylor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.**

**NEW BUSINESS:** Mayor Sjoblom stated an Economic Development Meeting will be held June 28<sup>th</sup>. Councilman Winsor asked for an update on a high-density development about which citizens have expressed concern. City Manager David Larson voiced that the development will be discussed this Thursday at the Planning Commission Meeting. He clarified the development proposal is for 39 townhomes. Brandon explained the developer is asking for both a rezone to high density and preliminary approval.

**REPORTS:**

**Mayor Sjoblom:** She presented a picture of the digital sign and pronounced that the Mike and Jill Bastian Family donated the metal header. A thank you card was immediately drafted by City Recorder Lisa Smith and signed by the Council. Mayor Sjoblom reported there are five candidates running for City Council openings, so a primary election is not required. The candidates are Landi Ukena, Quin Soderquist, Tammy Long, Melissa Hafen, and Blair Halverson.

**Councilman Halverson:** He received a complaint concerning the weeds on the corner of 6650 South and South Weber Drive and asked Staff to address the issue. He informed the Council he will not be in attendance on June 25<sup>th</sup> as he will be attending his daughter's rodeo out of state.

**Councilman Hyer:** He obtained several inquiries about the additional taxes and where the money will be applied. There is still a perception that South Bench Drive is being built with City funds to aid developers. He wanted to ensure the Council uses the studies addressing City needs and explain how money spent up front by the City will be recuperated during the building process through the fee structure. He emphasized that the Council needs to demonstrate its aim to be forward thinking and plan for future needs. Brandon communicated that the City is preparing



to update and upsize lines as development comes along. The impact fees paid for by development are applied to the infrastructure. He said the studies which have been done legally justify the current fee structure. Councilman Hyer reiterated the need to clearly state where the additional money received from the tax increase will be spent to satisfy the Citizen's desire for information.

**Councilwoman Petty:** She asked for an update on ambulance payments. David recently spoke with Chief Tolman and said the report has been promised mid-June.

**Councilman Winsor:** He said the Municipal Utilities Committee will meet this Friday at 10:00 a.m. They will discuss streetlights and street maintenance. He will not be in attendance to Council Meeting on August 20<sup>th</sup> when the budget is scheduled to be adopted.

**City Manager, David Larson:** He verified there will be a candidate orientation meeting tomorrow night at 6:00 p.m. and the entire Council is encouraged to attend and meet the candidates. He articulated that the street maintenance contract awarded tonight is a prelude to the five-year street maintenance plan. He received a notification from Rocky Mountain Power concerning power interruptions on June 19<sup>th</sup> from 9:00 a.m. to 2:00 p.m.

**City Engineer, Brandon Jones:** He reported the I-84 overpass has been overlaid. He is working with them to have crosswalks and bike lanes painted. He related the underground work is being done on South Bench Drive. He said in August there will be curb, gutter, and sidewalk with paving in the middle of September. He explained the contractor asked for an additional 30 days to get the irrigation completed so the completion date has moved to the middle of October. He updated the Council on the sidewalk project at Sky haven Cove. He said they are getting close to finishing the sidewalk portion. He will be attending a meeting with UDOT concerning the mill and overlay of South Weber Drive.

**City Recorder, Lisa Smith:** She has thank-you cards that can be used to sign and send out whenever the Council wishes to express appreciation to others not in attendance.

**CLOSED EXECUTIVE SESSION—UTAH CODE 52-4-205(1) (D) DISCUSSION OF THE PURCHASE, EXCHANGE, OR LEASE OR REAL PROPERTY.**

**Councilman Halverson moved to close the public session and open a closed executive session as per Utah Code 52-4-205(1) (D) discussion of purchase, exchange, or lease of real property at 7:16 p.m. Councilman Taylor seconded the motion. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.**

**Closed Session Commenced at 7:21 p.m.**

**In Attendance: Mayor Sjoblom, David Larson (City Manager), Lisa Smith (City Recorder), Michelle Clark (Transcriber), Brandon Jones (City Engineer), Mark McRae (Finance Director), Council Members Halverson, Hyer (by phone), Petty, Taylor, and Winsor.**

**Councilman Taylor moved to adjourn the closed session at 7:49 p.m. Councilman Winsor seconded the motion. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.**

City Council meeting reconvened at 7:49 p.m.

Councilman Winsor moved to open the public session. Councilman Halverson seconded the motion. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

**ADJOURNED:** Councilman Winsor moved to adjourn the Council Meeting at 7:49 p.m. Councilman Halverson seconded the motion. Council Members Halverson, Hyer, Petty, Taylor and Winsor voted yes. The motion carried.

**APPROVED:** \_\_\_\_\_ Date \_\_\_\_\_  
Mayor: Jo Sjoblom

\_\_\_\_\_  
Transcriber: Michelle Clark

Attest: \_\_\_\_\_  
City Recorder: Lisa Smith

DRAFT

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 18 June 2019

**TIME COMMENCED:** 6:00 p.m.

**LOCATION:** South Weber City Office at 1600 East South Weber Drive, South Weber, UT

**PRESENT: MAYOR:**

Jo Sjoblom

**COUNCIL MEMBERS:**

Blair Halverson  
Kent Hyer (electronically)  
Angie Petty  
Merv Taylor  
Wayne Winsor

**CITY RECORDER:**

Lisa Smith

**CITY MANAGER:**

David Larson

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Mark Staples

Mayor Sjoblom called the meeting to order and welcomed those in attendance.

**PLEDGE OF ALLEGIANCE:** Mayor Sjoblom

**PRAYER:** Councilwoman Petty

**CONFLICT OF INTEREST:** None

**Approval for Councilman Hyer to Join the Meeting Electronically via Phone**

Councilman Taylor moved to approve Councilman Hyer joining tonight's meeting electronically via phone. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Petty, Taylor, and Winsor voted aye. The motion carried.

**PUBLIC COMMENTS:** (None)

**CONSENT AGENDA:**

- 2019 April Budget to Actual
- 2019 May Check Register

**Councilman Taylor moved to approve the consent agenda as written. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.**

**RESOLUTION 19-28 Final Plat and Improvement Plans for Harvest Park, Phase 2 (6 lots) at approximately 725 E South Bench Drive by developer Bruce Nilson:** Mayor Sjoblom reported the Planning Commission met on 23 May 2019 and reviewed plans for Harvest Park, Phase 2. This is a six-lot phase that is only different from the preliminary in the phasing. It is necessary at this time because there are utilities that run through this area affecting phase 1.

Mayor Sjoblom stated Brandon Jones, City Engineer, is out of town and hadn't reviewed the updated plans. Mark Staples, of Nilson Homes, stated they are at a standstill until authorized and would be happy to have approval subject to Brandon Jones OK. Councilman Winsor was concerned about approving "subject to" because it gives Brandon undue responsibility. Mark Staples said they have already turned in plans that have met all of Brandon's conditions from his memo.

**Councilman Halverson moved to approve RESOLUTION 19-28 Final Plat and Improvement Plans for Harvest Park, Phase 2 (6 lots) at approximately 725 E South Bench Drive by developer Bruce Nilson contingent upon Brandon's final review. Councilman Taylor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Petty, Taylor, and Winsor voted aye. The motion carried.**

**Councilman Hyer's connection was lost at this point in the meeting.**

Mark Staples stated Nilson Homes has purchased some property from the Winchesters. Mrs. Winchester would like to know if the street name could be changed to Winchester Drive. Lisa stated an address affidavit would need to be recorded with the county. City Manager David Larson questioned procedure regarding street names.

**RESOLUTION 19-29 Amendments to the Fiscal Year 2018-2019 Budget:** Mayor Sjoblom stated the 2018 – 2019 Budget was adopted on 19 June 2018. During the year, additional unforeseen expenditures and changes have been reviewed and approved by the City Council. On 9 April 2019 a public hearing was held for public comment on these changes. Following the public hearing, the City Council formally amended the budget to include those changes. Tonight's public hearing is to receive comment on additional amendments to the 2018-2019 budget.

Amendments to the budget for FY 2018-19 are as indicated:

<u>Account</u>	<u>Revenue</u>	<u>Increase</u>
1031300	Sales and Use Taxes	\$ 20,000
1034105	Subdivision Review Fees	\$ 15,000
1032290	Building Permits	\$ 45,000
	<u>Expenditure</u>	
1057450	Special Public Safety Supplies	\$ 20,000
1058312	Planning – Engineering	\$ 20,000
1058319	Planning – Subdivision Reviews	\$ 15,000
1060312	Streets – Engineering	\$ 25,000

**Councilwoman Petty moved to approve RESOLUTION 19-29 Amendments to the Fiscal Year 2018-2019 Budget. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Petty, Taylor, and Winsor voted aye. The motion carried.**

**NEW BUSINESS:** (None)

**REPORTS:**

**Councilman Taylor:** He received telephone calls from citizens against the rezone request for the Ray property across the street from City Hall.

**Councilman Halverson:** He reported a streetlight is out at 7450 South and the retention basin south of the rec center is dying. He reported the Planning Commission approved a conditional use permit for Keith Brumfield. There was also a public hearing to rezone to high density on the Ray property which was tabled until the General Plan Update is completed. He said the Deer Run Lofts on 2700 East development agreement was approved.

**Councilwoman Petty:** She had a resident contact her about the phone number for recreational fires. She suggested the phone number be included on the City website.

**Councilman Winsor:** He stated the Municipal Utilities Committee met to discuss streetlight procurement. He said the City Staff is looking at the request for proposal process to procure a service provider. He underscored consistency and knowledge as desirable assets. He explained the Committee is working with City Staff concerning a street maintenance plan. Once created, the plan will be reviewed and updated annually. He clarified the goal is to have an average remaining service life of 8 to 10 years for every city road.

**Councilman Taylor moved to adjourn to a Closed Executive Session - UCA § Section 52-4-205(1) (d): to discuss the purchase, exchange or lease of real property. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Petty, Taylor, and Winsor voted yes. The motion carried.**

**Closed Executive Session - UCA § Section 52-4-205(1) (d): to discuss the purchase, exchange or lease of real property.**

**Closed Session Commenced at 6:26 p.m.**

**In Attendance: Mayor Sjoblom, David Larson (City Manager), Lisa Smith (City Recorder), Michelle Clark (Transcriber), Council Members Halverson, Petty, Taylor, and Winsor.**

**Councilman Taylor moved to adjourn the closed session at 6:41 p.m. Councilman Winsor seconded the motion. Council Members Halverson, Petty, Taylor, and Winsor voted aye. The motion carried.**

**City Council meeting reconvened at 6:41 p.m.**

Councilman Winsor moved to open the public session. Councilman Taylor seconded the motion. Council Members Halverson, Petty, Taylor, and Winsor voted aye. The motion carried.

**ADJOURNED:** Councilman Taylor moved to adjourn the Council Meeting at 6:41 p.m. Councilwoman Petty seconded the motion. Council Members Halverson, Petty, Taylor and Winsor voted yes. The motion carried.

**APPROVED:** \_\_\_\_\_ Date \_\_\_\_\_  
Mayor: Jo Sjoblom

\_\_\_\_\_  
Transcriber: Michelle Clark

Attest: \_\_\_\_\_  
City Recorder: Lisa Smith

DRAFT



# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 25 June 2019

**TIME COMMENCED:** 6:00 p.m.

**LOCATION:** South Weber City Office at 1600 East South Weber Drive, South Weber, UT

**PRESENT: MAYOR:**

Jo Sjoblom

**COUNCIL MEMBERS:**

Blair Halverson (excused)  
Kent Hyer (electronically)  
Angie Petty  
Merv Taylor  
Wayne Winsor

**CITY RECORDER:**

Lisa Smith

**CITY MANAGER:**

David Larson

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Aaron Leach, Josh Chandler, Quinn Prive, Gilbert Hafen, Myles Davis, Chad Olson, Nathan Olsen, Chad Olsen, Fred Cox, Trent Nelson, Jeff Clouse, and Joseph Cook.

Mayor Sjoblom called the meeting to order and welcomed those in attendance including Troop #633 and Troop #733.

Mayor Sjoblom excused Councilman Halverson from tonight's meeting.

**PLEDGE OF ALLEGIANCE:** Councilman Taylor

**PRAYER:** Mayor Sjoblom

**CONFLICT OF INTEREST:** None

**Approval for Councilman Hyer to Join the Meeting Electronically via Phone**

Councilman Winsor moved to approve Councilman Hyer joining tonight's meeting electronically via phone. Councilman Taylor seconded the motion. Mayor Sjoblom called for the vote. Council Members Petty, Taylor, and Winsor voted aye. The motion carried.

## PUBLIC COMMENTS:

Councilwoman Petty stated she received an email from Zachary Haugen, of 2342 E. 8100 S. concerning the discussion/review of broadband services on tonight's agenda. She stated Mr. Haugen is unable to attend tonight's meeting; therefore, Councilwoman Petty read Mr. Haugen's email to those in attendance. It read as follows:

*I won't be able to make it tonight, but if you could please pass this along to the council and mayor, I'd be appreciative.*

*South Weber is stuck with few internet and TV options. Most people either have Comcast or dish, as it's difficult to get a TV signal. So if most of us want TV, we have to pay for it. These companies that service our area know that and our bills reflect that. My bill with Comcast a little over 2 years ago was a little over \$80. For the same service now, its \$140 and they are unwilling to work with me on pricing. I can either drop my services down to minimal levels or pay the price they dictate. Even at minimum levels, my local TV and slower internet would be over \$60 per month.*

*Directly to the south of us in Layton they have fiber optic line and there is fierce competition that keep prices at around \$60 + tax for exactly what I'm paying for now, with even higher internet speeds as an option. In short, bringing fiber optic line to South Weber would save residents money. For me it would be about \$1k per year.*

*We are starting to get a few more businesses in South Weber as well and a modern infrastructure would help entice them and create a larger recurring tax base. Cities with better services attract higher property valuations and more tax revenue. The project would pay for itself over time, and I've heard that if enough of the city signs up for it, we could even get it installed at little to no cost. Even if we have to pay some to get it in place, it benefits everyone as we almost all now use (and pay for!) internet service.*

*Please give us more options! Let's open the market to more competition! It benefits virtually everyone in the city.*

*Thank you,*

*Zachary Haugen  
2342 E 8100 S  
South Weber, UT 84405*

### **Consider lawnmower purchase for Parks Department**

Mayor Sjoblom stated the Park Department has added more than 5 acres of parks just this year which brings the total area they mow each week to approximately 50 acres. The mowers are unable to get all the parks mowed each week.

Mayor Sjoblom revealed in the future the Parks Department would like to consider a lease on a large deck mower. The Parks Department budgeted \$40,000 for the purchase this budget year and have found an Exmark mower with a 96" deck on state contract for \$32,759.22. David Larson, City Manager, explained the intent is to consider a lease in the future, but tonight's agenda item is for approval of the Exmark mower.

Councilman Hyer wanted to know why the Parks Department chose this mower and wondered if they looked at other brands. David verified Zach looked at options, but that information is not currently available; however, he is willing to gather the data for the Council. Councilman Hyer replied it would be nice to understand the price value, warranty, etc.

**Councilwoman Petty moved to approve the purchase of the Exmark mower for \$32,759.22 for the Parks Department. Councilman Hyer seconded the motion. Mayor Sjoblom called for the vote. Council Members Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.**

**RESOLUTION 19-30 Development Agreement for the Lofts at Deer Run in South Weber City at approximately 7870 S 2700 E by Sunset Development**

Mayor Sjoblom related the Lofts at Deer Run (originally known as Deer Run mixed use) is a new mixed-use development located on the south side of the canal off the frontage road in South Weber City by developer Deer Run Investments, LLC. This development offers a maximum of 74 residential units as well as approximately 28,000 sq. ft. of service oriented commercial space with shared parking.

Deer Run Investments, LLC expressed that to be comfortable enough to continue the development process, they need an approved development agreement to protect both their interests and the city's. They have agreed to build both residential and commercial at the same time, although they will likely build in phases so half the residential and half the commercial is done in unison. Most of the infrastructure will be done at the beginning of the process.

Councilman Hyer asked about the elevations and exterior. **Fred Cox, 4466 Duke Street, West Valley City, architect for the developer**, pronounced there is a commercial level facing the main street and two levels of residential above. He explained it will be office space with the possibility of a day care facility on the south end.

David Larson, City Manager, expressed that this developer has been working with City Staff for several months. He reminded the Council that tonight's discussion only regards the development agreement and if the Council is okay with the requirements outlined then the rest of the process will move forward in the usual manner. He reiterated this agreement will give the developer the assurance to be able to move forward. He said the Planning Commission has reviewed the agreement and recommended City Council approval. Fred divulged the agreement breaks down the shared parking between commercial and residential and the ratio was modified to satisfy the Planning Commission. He articulated that the Planning Commission wanted to make sure there was a certain minimal amount of commercial.

Councilman Winsor expressed concern about **15.3 Term of Agreement** which sets the term for period of ten (10) years following the date of its adoption. Representative for the developer, **Joseph Cook, 74 Parkway Drive North Salt Lake**, explained the reasoning for the ten years and said in the event there is a market downturn, it gives a little bit of safeguard, nevertheless the plan is to develop right away.

Councilman Winsor voiced the City would be locking that sewer capacity reserved for this development for a long period of time which could limit other development. The Sewer Capital Facilities Plan, dated August 2017, identified the property as requiring 4.0 Equivalent Residential Units (ERU's) based on commercial-only land use. Brandon Jones, City Engineer, explained the City acknowledges that the development exceeds the planned demand and the actual capacity needs will be addressed through future Capital Facilities Plans and future capital improvement projects. The development's proportional share of the future capital improvement projects which will in turn provide the desired capacity will be paid through the impact fees assessed when the building permits are issued. Building permit approval and occupancy will not be contingent upon sewer capacity

Fred proclaimed the developer is developing as currently zoned and no greater density than allowed. Councilman Winsor recalled the Council recently approved an Impact Fee Analysis

and questioned whether that process would need to be repeated. Brandon said this one development would not be cause for repeat but there may be changes down the road depending on the General Plan update. He said this development agreement is between the City and the current developer. Councilman Winsor read from the development agreement 15.4 pointing out the agreement runs with the land. David emphasized the standard development processes still must be followed regardless of the developer.

Brandon explained Items 1-9 of the development agreement:

1. **Incorporation of Recitals and Exhibits**. The foregoing Recitals and all Exhibits referenced herein are hereby incorporated by this reference and made part of this Agreement.
2. **City Laws and Purpose**. City determines that the provisions of this Agreement relating to establishment of Developer's rights and obligations are consistent with City laws, including the City's land use ordinances, the purposes set forth in the zoning district, and the City's General Plan. This Agreement is adopted by a City ordinance as a legislative act and hereby amends the City laws only to the extent within the authority of City and only to the extent necessary to give Developer the effect of the rights and obligations of this Agreement where such City laws may be inconsistent with this Agreement's intent.
3. **Subdivision Approval**. This Agreement does not remove the Developer from their obligation to adhere to the City's established Subdivision approval process. The Developer shall comply with all applicable time frames as specified in City Code. Approval will be based on substantial compliance with Exhibit A.
4. **Geotechnical**. The Development is located within the area identified in the General Plan as Sensitive Lands. As such, the Developer must comply with all provision of City Code, Title 10 Zoning Regulations, Chapter 14 Sensitive Lands Development Regulations.
5. **Sewer Capacity**. The Sewer Capital Facilities Plan, dated August 2017, identifies the Property as requiring 4.0 Equivalent Residential Units (ERU's) based on an assumed commercial-only land use. The City acknowledges that the Development exceeds the anticipated demand and the needed capacity will be addressed through future Capital Facilities Plans and future capital improvement projects. The Development's proportional share of the future capital improvement projects which will provide the desired capacity will be paid through the impact fees assessed when the Building Permits are issued. Building permit approval and occupancy will not be contingent upon sewer capacity.
6. **Density**. The Development will be limited to not more than seventy-four (74) new residential units. There shall be a minimum of 27,000 square feet of commercial space.
7. **Parking**. In order to accommodate the parking needs of both the residential and commercial users within the Development, there shall be at least one hundred and sixty-four (164) parking spaces. Of these spaces, there shall be one (1) space dedicated solely for each residential unit with the remaining spaces being shared by both commercial and residential occupants. In order to ensure parking requirements are followed, Developer agrees that future residents and commercial tenants/operators are made aware in writing of the dedicated and shared parking requirement. Signage and pavement marking must be provided designating a specific parking stall to each residential unit. Signage is not required for any remaining parking spaces.

8. **Hours of Operation**. Commercial buildings shall limit the hours of operation of all businesses within the Development to the hours between 5:00 am to 6:00 pm.

9. **Detention Basin**. A detention basin is required in order to control the flow of storm water leaving the site. The basin is the sole responsibility of the Development and will be privately owned and maintained. However, the sizing, design, location and construction of the basin must comply with City Code and City Standards.

Councilman Winsor asked why the hours of operation begin at 5:00 a.m. The developer responded that they are in negotiations with a day care center and employees would need to arrive early. Brandon explained Barry Burton, City Planner, worked with the developer concerning the hours of operation. Mayor Sjoblom inquired about the sensitive lands. Brandon replied the City has identified sensitive land areas and this property is one of them. The Council requested information regarding the detention basin. Joseph explained there are three possible locations. Mayor Sjoblom questioned the effect of Highway 89 being a protected corridor. Fred divulged he talked to UDOT about the frontage road and they said it is a state road, but the City decides on development. He spoke to a traffic engineer as well. Councilman Winsor reemphasized his concern about the ten-year term for the agreement. A compromise of seven years was reached.

**Councilman Winsor moved to approve RESOLUTION 19-30 Development Agreement for the Lofts at Deer Run in South Weber City at approximately 7870 S 2700 E by Sunset Development with the amendment to 15.3 Term of Agreement from ten years to seven years. Councilman Hyer seconded the motion. Mayor Sjoblom called for the vote. Council Members Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.**

Councilman Hyer reminded the developers to be mindful of the aesthetics as this development will be a visible representation of the City. Councilwoman Petty asked if the residences will be condominiums. Joseph replied the majority will be owner occupied condominiums. David verified the City Council is okay with the development agreement running with the land. Fred pointed out some typographical amendments that he submitted to City Staff. Brandon proffered they had already been corrected.

**RESOLUTION 19-31 Legal Services Agreement with Ahlstrom Legal Consulting PLLC**  
Mayor Sjoblom explained that Doug Ahlstrom has been serving as the City Attorney since December 2015. His experience and knowledge of South Weber City have been valuable to the City. His original contract term expired, and tonight's item is to enter into a new agreement with Doug to remain our City Attorney.

**Councilwoman Petty moved to approve RESOLUTION 19-31 Legal Services Agreement with Ahlstrom Legal Consulting PLLC. Councilman Taylor seconded the motion. Mayor Sjoblom called for the vote. Council Members Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.**

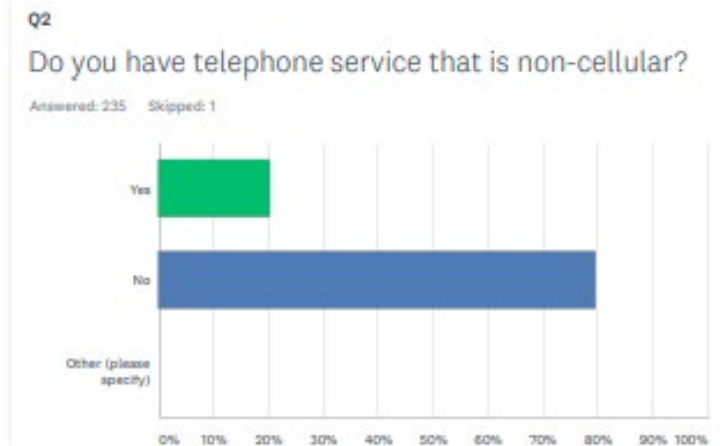
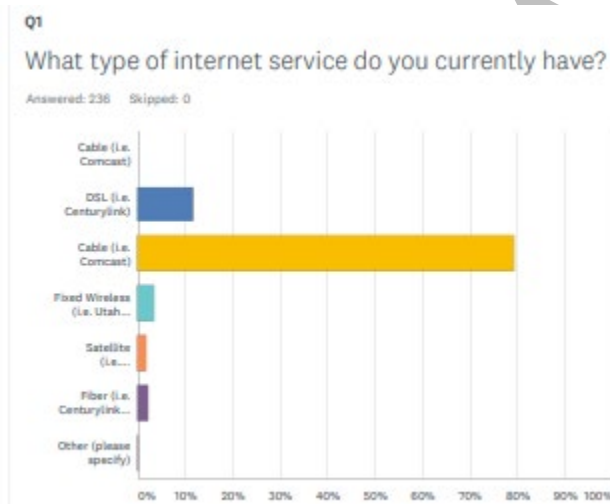
**Discussion: Review of broadband survey results**

Mayor Sjoblom reviewed the City recently conducted a survey among residents regarding broadband internet service interest. Tonight, Council will discuss the results of the survey and

whether to take steps in pursuing fiber as a potential future infrastructure within the City. She asked if there were any comments or questions.

Councilman Winsor supplied not everyone in this community currently has an option of providers. He revealed the problem for him is the business approach of UTOPIA. He was in favor of fiber optic but doesn't think the City should be required to back the capital investment if there are not enough residents who subscribe. Councilwoman Petty stated Kaysville City is considering adding fiber optic option to their ballot in November. She agreed fiber optic is a good option for our community. She was contacted by another company that installs fiber optic with a different business model. David Larson, City Manager, explained we can try to contact many different providers to gather information prior to any agreement or go to a request for proposal (RFP) process and gather the information that way. He expressed either way will get us moving forward. Councilman Taylor liked the idea of the RFP. Councilwoman Petty agreed. Councilman Hyer voiced there is a benefit to have the speed in the community but was not in favor of the cost burdening all residents. Councilman Winsor supported the RFP and suggested care in drafting the RFP. He believed fiber optic does entice commercial growth. David recommended having the Municipal Utilities Committee create the RFP. The City Council agreed.

**Some of the survey results are as follows:**

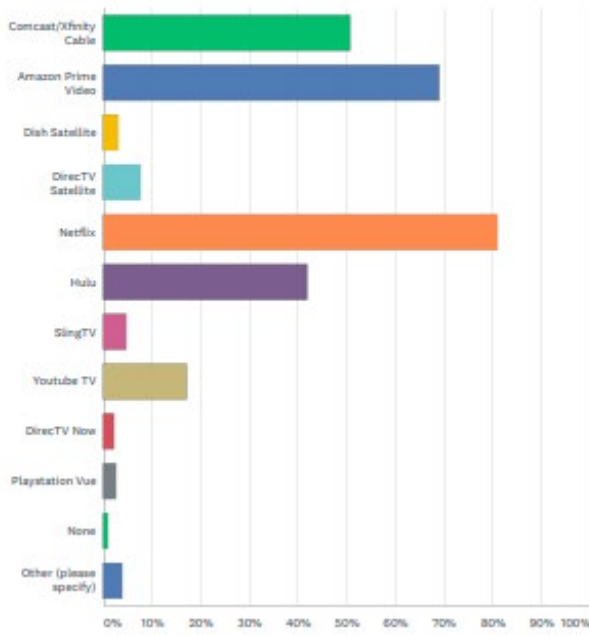




Q3

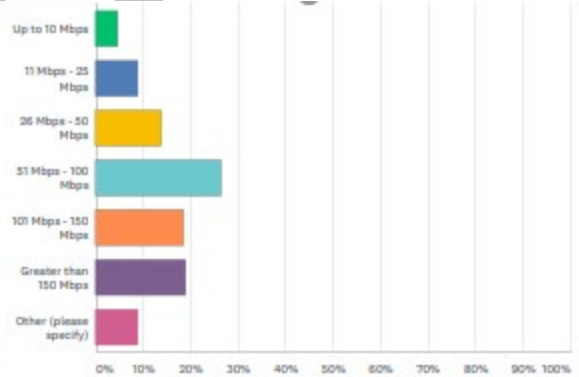
Which of the following Video Services do you currently have?

Answered: 236 Skipped: 0



Q5

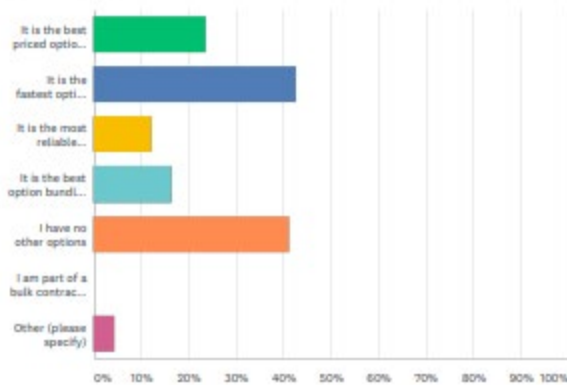
What is the download speed of your internet connection

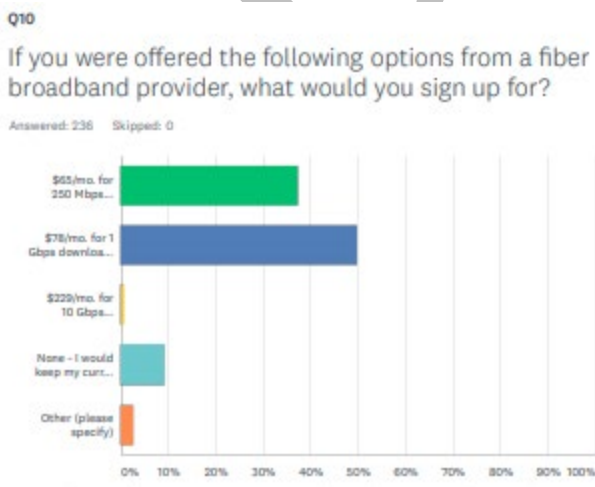
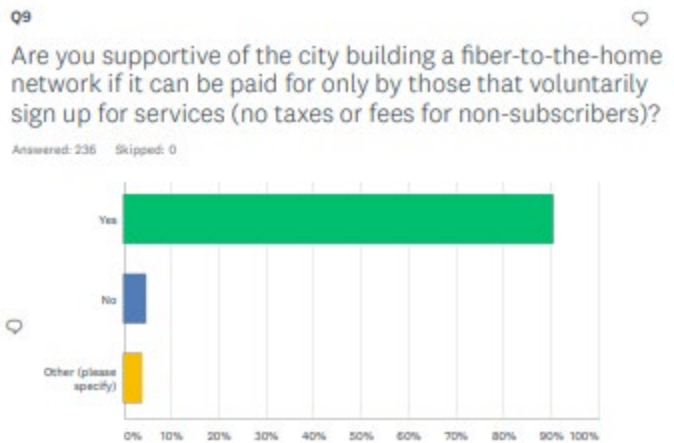
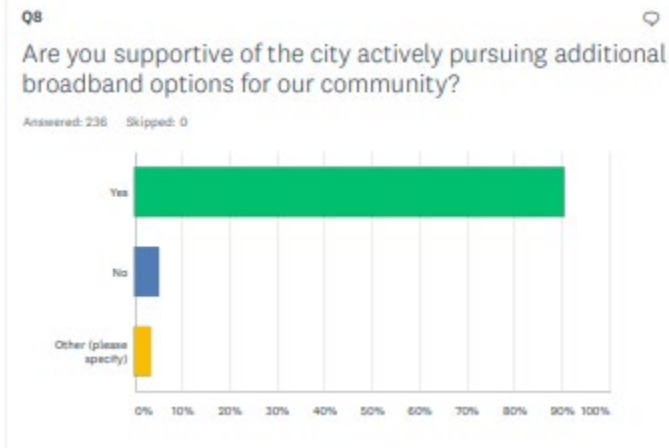
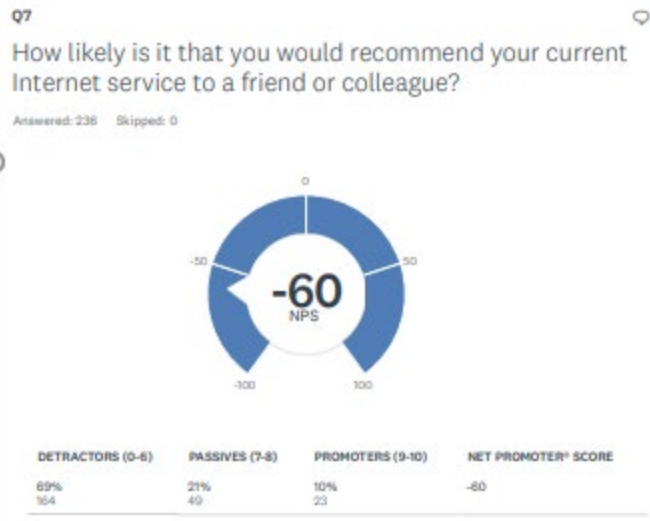


Q6

Why did you select the Internet service that you currently have? (select all that apply)

Answered: 236 Skipped: 0

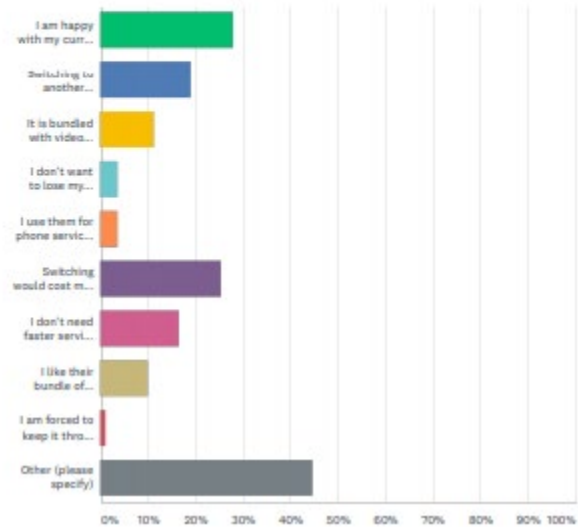




Q11

If you answered "None - I would keep my current service" to the previous question, why would you keep your current Internet service? (optional, select all that apply)

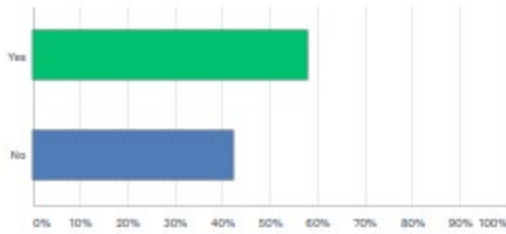
Answered: 79 Skipped: 157



Q15

Would you like to receive email updates on any news related to the city pursuing additional broadband options?

Answered: 204 Skipped: 32



**NEW BUSINESS:** (None)

**REPORTS**

**Mayor Sjoblom:** She attended the Council of Governments (COG) meeting last week in which Brian Hatch gave a presentation on water fluoridation. She has material on the history and effectiveness if anyone wants a copy. She stated fluoridation has done wonders to prevent tooth decay and the CDC listed fluoridation of water as one of the "Top Ten Public Health Achievements of the 20<sup>th</sup> Century". Mayor Sjoblom related most elements of the medical cannabis program including the issuance of medical cannabis patient cards and the licensing of medical cannabis pharmacies must be operational by Mar. 1, 2020. She clarified only a qualified medical provider (QMP) can recommend a patient for treatment with medical cannabis. It cannot be smoked or put in edible products. Some qualifying conditions include:

- HIV or AIDS
- Alzheimer's disease
- Cancer
- Epilepsy or debilitating seizures

- Multiple sclerosis
- PTSD
- Autism
- Terminal illness/those on hospice

Mayor Sjoblom has more information if anyone is interested. Mayor Sjoblom asked the Council their feelings about asking Commissioner Rob Osborne from the Planning Commission to serve on the Economic Development Committee. The Council concurred.

**Councilman Hyer:** He will be attending the Finance Committee meeting this Friday. He thanked everyone for their patience with him joining the City Council meetings electronically.

**Councilwoman Petty:** She said the Parks and Recreation Committee will be meeting to discuss the Canyon Meadows Park and trails.

**Councilman Winsor:** He said the Admin/Finance Committee will be meeting this week to discuss the City’s procurement policy. The Municipal Utilities and Economic Development Committee will also meet this Friday.

**David Larson, City Manager:** He said they are still working on updating the City website. He will be absent from the 9 July 2019 meeting. He said on 16 July 2019 an open house will be held for the real estate tax increase. He said the City Council will meet on 23 July 2019.

**Brandon Jones, City Engineer:** He reported the first sidewalk project is nearing completion. The next project will now begin around 475 East. He related he is pleased with the progress that has been made so far on South Bench Drive.

**Lisa Smith, City Recorder:** She reported the new phone system will allow the City Council to receive City phone calls through their cell phones.

**ADJOURNED:** Councilwoman Petty moved to adjourn the Council Meeting at 7:02 p.m. Councilman Taylor seconded the motion. Council Members Hyer, Petty, Taylor and Winsor voted yes. The motion carried.

**APPROVED:** \_\_\_\_\_ Date \_\_\_\_\_  
 Mayor: Jo Sjoblom

\_\_\_\_\_  
 Transcriber: Michelle Clark

Attest: \_\_\_\_\_  
 City Recorder: Lisa Smith

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## PROJECT UPDATE MEMO

To: South Weber City

From: Dana Q. Shuler, P.E. *Dana Q. Shuler*  
City Engineer's Office  
Jones & Associates Consulting Engineers

RE: **1 MG WESTSIDE RESERVOIR REHABILITATION PROJECT**

Date: June 27 2019

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### Background on this reservoir:

- Constructed in the 1950s (estimated), making this reservoir 60-70 years old
- History of leaking
- Minor repairs made in the past, including sealing of the floor cracks and the floor/wall interface
- Repairs only provided temporary relief from the leaking
- City is under State order to repair the leak

In 2016 and 2017, Jones & Associates provided technical memorandums regarding the Westside Reservoir. In the memorandums, we evaluated the condition of the reservoir and provided a recommendation on rehabilitating versus replacing it. Using information from previous and new studies, we ultimately recommended 1) rehabilitating this 1-million gallon reservoir and 2) begin planning for a new reservoir.

### The reasons for rehabilitation include:

- Get an additional 10-15 years of service life
- Satisfy the State order
- Provides time to properly plan, design, and fund a new reservoir

We concluded that the cause of the leaking was two-fold: 1) the floor is cracked, and 2) there are voids under the floor. Whether the voids were initially caused by a leak, groundwater, or settlement, the cracks are allowing additional water into the foundation material, thus compounding the problem. Therefore, our recommendation for this first phase was to stabilize the voids under the floor and re-seal the cracks. A second phase will include diverting ground and surface water away from the reservoir.

In June 2019, the City issued a Request for Proposals for the rehabilitation project. We recommended this method rather than low bid because we wanted to evaluate contractors based on qualifications, experience, and cost. Also, the contractors were encouraged to propose alternative solutions.

After receiving and reviewing three (3) proposals, we recommend awarding the rehabilitation project to DN Tanks. In addition to excellent qualifications and experience, their proposal:

- Provided a good rehabilitation solution that consisted of stabilizing the floor along with a flexible interior coating
- Provided options for cost savings

We anticipate that this rehabilitation project coupled with a site improvements project will gain 10-15 years of additional life from this reservoir.

It should also be noted that the City is proceeding with planning for the replacement reservoir. Currently, we are looking at potential sites and land acquisition options.



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## RECOMMENDATION OF AWARD

To: South Weber City

From: Dana Q. Shuler, P.E. *Dana Q. Shuler*  
City Engineer's Office  
Jones & Associates Consulting Engineers

RE: **RECOMMENDATION OF AWARD**  
**1 MG WESTSIDE RESERVOIR REHABILITATION PROJECT**

Date: June 27, 2019

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### REQUEST FOR PROPOSALS

South Weber City publically solicited for proposals for the 1 MG Westside Reservoir Rehabilitation Project. The deadline for submission was 5:00 pm, June 18, 2019. The City received three (3) proposals. The following is a brief summary of each:

- DN Tanks
  - Many years of experience performing tank rehabilitations
  - Excellent project team and references
  - Proposed a flexible interior coating with longer cure time
  - Subcontract out polyurethane injection (in lieu of pressure grouting)
  - Total base bid of \$363,930 with alternate bid of \$14,600 for extended warranty
  - Provided value engineering ideas
- ProBuild
  - Local contractor
  - Limited tank rehabilitation experience
  - Good project team
  - Subcontract out application of waterproofing coating
  - Subcontract out polyurethane injection (in lieu of pressure grouting)
  - Total base bid of \$312,966 with alternate bid of \$10,000 for extended warranty and \$129,035 for additional stabilization measures
- Vigil Industrial Protection
  - Local contractor
  - No experience provided
  - No project team provided
  - Unsure of any subcontractors; assumed polyurethane injection
  - Total base bid of \$205,044.11 with no alternate bid provided for extended warranty and \$25,300.10 for "healer/sealer" (required for their process)
  - Proposal did not follow RFP instructions

The three proposals were reviewed by a committee consisting of:

- Dave Larson, City Manager
- Mark Larsen, City Public Works Director
- Dana Shuler, Project Engineer
- Matt Hartvigsen, Engineer (for Brandon Jones, who was on vacation)

The committee met on Thursday, June 20, 2019 to discuss and compile proposal scores. After discussion and scoring were complete, the decision was made to recommend award of the contract to **DN Tanks** primarily for:

- Provided a good rehabilitation solution that consisted of stabilizing the floor along with a flexible interior coating
- Provided options for cost savings

Copies of the proposals and a summary of the Committee's scoring results are attached.

## **BUDGET**

The following is a budget summary:

2019-2020 Project Budget		\$ 475,000
Rehabilitation Project (estimate)	\$ 320,000	
Total Base Bid	\$ 363,930	
Additive Alternate Bid	\$ 14,600	
Value Engineering (estimate)	\$ -60,000	
Improvements Project (estimate)	\$ 120,000	
Balance*		\$ 35,000

\*Does not include engineering or contingencies

## **AWARD RECOMMENDATION**

If the Council agrees with this recommendation, please pass a motion awarding the project contract to **DN Tanks**.

Attachments: Proposals (3)  
Evaluation Compilation

South Weber City  
 1 MG Westside Reservoir Rehabilitation  
 Proposal Evaluation

Proposals Received: June 18, 2019  
 Evaluation Committee: June 20, 2019

Evaluation Compliation

Proposer	Dave Larson	Mark Larsen	Bryan Wageman	Matt Hartvigsen	Dana Shuler	Total
DN Tanks	90	81	0	93	88	352
ProBuild	85	63	0	60	80	288
Vigil	54	32	0 absent	55	45	186

**RESOLUTION 19-32**

**A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL  
AWARDING WESTSIDE RESERVOIR REHABILITATION  
PROJECT CONTRACT TO DN TANKS**

**WHEREAS**, Westside Reservoir is over 60 years old and has a history of leaking requiring multiple repairs which provided only temporary relief, and

**WHEREAS**, City Engineer, Jones & Associates, evaluated the reservoir and recommended rehabilitating this tank and planning for a new reservoir; and

**WHEREAS**, the State of Utah has mandated this tank must be repaired; and

**WHEREAS**, bids were advertised per state requirements on both June 2 and June 9, 2019 and were opened by an Evaluation Committee consisting of City Manager David Larson, Public Works Director Mark Larsen, Project Engineer Dana Shuler and Engineer Matt Hartvigsen on June 20, 2019; and

**WHEREAS**, the Committee evaluated bids based on qualifications, experience and cost and after compilation and comparison has recommended acceptance of the bid from DN Tanks in the amount of \$378,530 which includes the base bid and an optional 5-year warranty; and

**WHEREAS**, South Weber City Council has reviewed the evaluation results and the recommendation for award;

**NOW THEREFORE BE IT RESOLVED** by the Council of South Weber City, Davis County, State of Utah, as follows:

**Section 1. Award:** The Westside Reservoir Rehabilitation Project Contract is hereby awarded to DN Tanks for \$378,530.

**Section 2: Repealer Clause:** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

**PASSED AND ADOPTED** by the City Council of South Weber, Davis County, on the 9<sup>th</sup> day of July 2019.

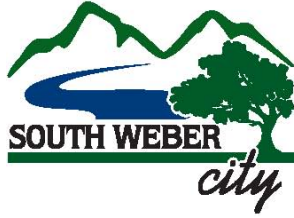
Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Hyer	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Taylor	FOR	AGAINST
Council Member Winsor	FOR	AGAINST

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**Jo Sjoblom, Mayor**

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**Attest:** Lisa Smith, Recorder



1600 E. South Weber Drive  
South Weber, UT 84405

[www.southwebercity.com](http://www.southwebercity.com)

801-479-3177  
FAX 801-479-0066

**Council Meeting Date:** July 9, 2019

**Name:** Paul Laprevote

**Agenda Item:** \_\_\_\_

**Objective:** RES 19-33 Approve Amendment to Personnel Policies

**Background:** In 2011 the State Legislature made effective Utah Retirement Systems (URS) Tier 2 system. One of the changes provided for is allowing City Councils (governing Bodies) to designate employee position types to be URS (Tier 2) covered or non-covered. South Weber City has previously deemed part-time employees, including elected officials as non-retirement eligible. This resolution will extend that decision to all part-time employees including elected officials.

**Summary:** Approve Resolution 19-33

**Committee Recommendation:** n/a

**Planning Commission Recommendation:** n/a

**Staff Recommendation:** Approve Resolution

**Attachments:** RES 19-33

**Budget Amendment:** none

## RESOLUTION 19-33

### A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL AMENDING POLICIES AND PROCEDURES REGARDING UTAH RETIREMENT SYSTEM BENEFITS ELIGIBILITY

**WHEREAS**, South Weber City currently participates in the Utah Retirement System (URS); and

**WHEREAS**, the Utah State Legislature has changed Tier 2 eligibility allowing municipal governments to declare elected office's eligibility status; and

**WHEREAS**, City Council has reviewed the budgetary considerations and possible results of the two options and finds ineligibility to be in the best interests of the City and its Citizens;

**NOW THEREFORE BE IT RESOLVED** by the Council of South Weber City, Davis County, State of Utah, as follows:

**Section 1. Amendment:** South Weber City Policies and Procedures 5.020. Retirement will be amended to add under **(a) Defined Benefit Plan:**

**(1) Mayor and Council.** City Council Members and Mayor, whether elected or appointed, are ineligible to participate in Utah Retirement Systems Tier 2 benefits.

**Section 2: Repealer Clause:** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

**PASSED AND ADOPTED** by the City Council of South Weber, Davis County, on the 9<sup>th</sup> day of July 2019.

Roll call vote is as follows:

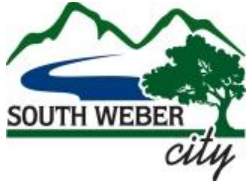
Council Member Halverson	FOR	AGAINST
Council Member Hyer	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Taylor	FOR	AGAINST
Council Member Winsor	FOR	AGAINST

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**Jo Sjoblom, Mayor**

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**Attest:** Lisa Smith, Recorder



**Council Meeting Date:** July 9, 2019

**Name:** Mark McRae

**Agenda Item:** 8

**Objective:** Adopt 2019 - 2020 Consolidated Fee Schedule

**Background:** As the city begins a new fiscal year, rate and fee changes reflected in the new year's budget need to be adopted as part of the Consolidated Fee Schedule. These changes have previously been discussed by the city council and approved. The following fees have been increased since the previous adoption of the schedule. Those fees that are part of the monthly utility bill be effective with the bills that go out the end of July.

1. Monthly Sanitation Fee for garbage collection
2. Monthly Transportation Utility Fee
3. Central Weber Sewer Improvement District Impact Fee
4. Recreation Late Registration Fee

**Summary:** The above fee changes have been carefully reviewed during the budget process and presented during the public hearing on the Tentative Budget and are part of that budget. This resolution includes these fee increases as part of the City's Consolidated Fee Schedule.

**Committee Recommendation:** Approval

**Planning Commission Recommendation:** NA

**Staff Recommendation:** Approval

**Attachments:** Resolution 19-34 with 2019 – 2020 Consolidated Fee Schedule

**Budget Amendment:** NA



## RESOLUTION 19-34

### A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL ADOPTING THE 2019 CONSOLIDATED FEE SCHEDULE

**WHEREAS**, multiple City departments charge fees to offset the expense of providing certain municipal services; and

**WHEREAS**, these fees are checked annually as part of the budget process and adjusted as necessary to accurately reflect current practices and costs; and

**WHEREAS**, the Finance Director has recommended changes ...

**WHEREAS**, the City Council has thoughtfully reviewed those recommendations;

**NOW THEREFORE BE IT RESOLVED** by the Council of South Weber City, Davis County, State of Utah, as follows:

**Section 1. Adoption:** The 2019 Consolidated Fee Schedule is adopted as attached hereto as Exhibit 1.

**Section 2: Repealer Clause:** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

**PASSED AND ADOPTED** by the City Council of South Weber, Davis County, on the 9<sup>th</sup> day of July 2019.

Roll call vote is as follows:

Council Member Halverson	FOR	AGAINST
Council Member Hyer	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Taylor	FOR	AGAINST
Council Member Winsor	FOR	AGAINST

---

**Jo Sjoblom, Mayor**

---

**Attest:** Lisa Smith, Recorder

**EXHIBIT 1**  
**2019 CONSOLIDATED FEE SCHEDULE**

**CONSOLIDATED FEE SCHEDULE  
of South Weber City**

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## CHAPTER 1: ADMINISTRATIVE CHARGES

<b>1. Budget *</b>	\$45 for bound copy; available for free in electronic format on City's website
<b>2. Copies</b>	\$0.25 per (8 ½" x 11") copy (black & white) \$0.75 per (11" x 17") copy (black & white) \$1.75 per (8 ½" x 11") copy (color) \$2.25 per (11" x 17") copy (color)
<b>3. Fax Machine</b>	\$5.00 up to five pages \$.50 each additional page
<b>4. Maps *</b>	\$0.25 (8 ½" x 11") black & white \$0.75 (11" x 17") black & white \$2.25 (11" x 17") color
<b>5. General Plan *</b>	Available for free in electronic format on City's website
<b>6. City Code Book *</b>	Available for free in electronic format on City's website
<b>7. Audio Recordings</b>	\$5 per CD
<b>8. General Research</b>	\$15 per hour minimum for records research, payable in advance, plus \$.25 per each page copied, plus the cost of envelope and postage
<b>9. Property Plat Research for Public Notice Mailing Labels</b>	\$100
<b>10. Public Works Standards *</b>	Available for free in electronic format on the City website
<b>11. Request for Special Planning Commission Mtg.</b>	\$450
<b>12. Use of City Chambers</b>	No non-city activities shall be held at City Hall
<b>13. Information or Forms on CD</b>	\$5 per CD
<b>14. Processing/Formatting of any records or requests not listed above</b>	First 15 minutes free, additional time will be billed at \$15 per hour (UCA§ 63G-2-203).
<b>15. Delivery of a record by electronic means such as e-mail or cloud services</b>	Fee is based on time processing/formatting of the record before delivery, as described in #14 above.

\* Available for free in electronic format on City's website; a CD may be provided for \$5 per CD.

## CHAPTER 2: ANIMAL CONTROL

**Dog and Cat Licensing Fees**                      Animal Control Fees are set by Davis County

**Violation Fees**                                      In accordance with Davis County Animal Control fees.

## CHAPTER 3: ANNEXATION

Application Fee:                                      \$50  
Processing Fee:                                        \$900 (Minimum)

Any additional costs of processing, including reasonably necessary professional fees\*\*, above \$900 will be charged to the applicant. Applicant will furnish Mylar and pay all associated recording costs.

\*\*Professional services may include but are not limited to Engineering and Legal services. Prior to granting final approval and/or a building permit all professional service fees incurred to date shall be paid in full. The City will bill the applicant for 100% of the City's actual professional service costs as said fees are incurred.

Applicants shall be responsible for all collection costs incurred including a collection fee of up to 40% pursuant to the provisions of Utah Code Ann 12-1-11.

## CHAPTER 4: APPEALS AND VARIANCE APPLICATIONS

1. **Appeals**    \$100 per Appeal (Non-Refundable) plus third-party professional costs.  
This fee is for appeal of a single issue/action. Appeal of more than one issue/action may not be combined under one appeal fee and will be charged \$100 per issue/action under appeal.
2. **Variances**    \$200 (Non-Refundable) plus 100% of professional services\*\*

## CHAPTER 5: BUSINESS LICENSES\*\*

1. **Home Occupations with patrons/employees**    \$50 plus annual Fire Inspection Fee\*\*
2. **Group Home**    \$50 plus annual Fire Inspection Fee
3. **Commercial**    \$50 plus annual Fire Inspection Fee  
(plus any other applicable fees)\*\*:
  - A. **Alcoholic Beverage License (Retail)**

Single Event	\$250 per year
Off-Premise	\$350 per year
Full-Service Restaurant; Limited-Service Restaurant; On-Premise Banquet; Beer Only:	\$500 per year

## **B. Cabarets**

Class A -	\$200 per year
Class B -	\$100 per year

## **C. Sexually Oriented Businesses**

Businesses Other Than Outcall	\$250 per business
Outcall Service	\$400 per business
Employee Licenses	\$150 per employee

## **4. Mobile Businesses**

License	\$50
Single Use Permit	\$30
Recurring Operation Use Permit	\$50
Special Event Permit	\$40

## **5. Construction**

\$50 plus annual Fire Inspection Fee\*\*

## **6. Mining**

\$1,377 plus annual Fire Inspection Fee\*\*

## **7. Solicitors/Peddlers**

\$50 per person

## **8. Vending Machine**

\$40 per machine

## **9. Temporary Business**

\$65 per location\*\*

## **10. Fire Inspection**

A. Home Occupation/Group Home	\$20 per inspection*
B. Light/Medium Commercial	\$40 per site*
C. Large Commercial or Mining/Gravel Pit	\$70 per site*

## **11. Amendment to Original Application/License**

\$10 (Staff approval)  
\$25 (Planning Commission approval)

## **12. Additional Copy of Business License**

\$5 each

\*If a fire inspection is scheduled and not completed due to failure on the applicant's part, a \$20 fee will be assessed in addition to the completed inspection fee.

\*\*If a Conditional Use Permit is required, see Chapter 8.

## **LATE PAYMENT ON BUSINESS LICENSE:**

A 50% penalty shall be assessed to the fee for any business license fees which have not been paid by 1 February. A 100% penalty shall be assessed for any business license fees which have not been paid by 1 March. (SWC Code 3-1-4 E)

## **FILING FEE REFUNDS:** (SWC Code 3-1-3 B)

If applicant decides to withdraw application before a license is issued, one-half of the fee shall be non-refundable.

If business license official denies application, the application shall be returned with one-half of the amount of fees deposited. If applicant appeals to City Council and the Council approves the application, the applicant will resubmit to the City the amount of fee that was refunded by the licensing official.

## **CHAPTER 6: BUILDING PERMIT FEES**

Fees are based upon the current International Building Code, International Plumbing Code, International Mechanical Code, International Fire Code, National Electrical Code, and the NFPA Standards.

The building permit valuations shall be based on the tables found in the current edition of the Building Standards Magazine. Other fees include:

### **1. Permit Fees**

<b>A. Building Permit Fee</b>	Based on ICC formula of Gross Area x Square Foot Construction Cost x Permit Fee Multiplier
<b>B. Plan Check Fee</b>	30% of Building Fee or \$47 minimum, plus 100% of professional services fees**
<b>C. State Fee</b>	1% of Building Fee charged on all building permits
<b>D. Central Weber Sewer Fee</b>	\$2,449.65 (depending on ERU's); \$116.65 is a handling fee for South Weber. An additional \$75 (CW Res 98-2) SWC RES 04-005 if connecting directly into Central Weber's line.
<b>E. Electrical</b>	\$47.47 + \$50 completion bond; pay full amount when submitted (Includes state fee)
<b>F. Solar Panel, Wind Turbine, or any other alternative energy source</b>	\$150 plus plan check fee



<b>G. Fire Damage</b>	\$47 per inspection plus plan check fee
<b>H. Agricultural Building</b>	Computed as a carport or garage
<b>I. Remodeling</b>	\$47 per inspection plus plan check fee as determined by the Building Inspector if no footings or foundation
<b>J. Finish Basement</b>	\$150 plus plan check fee
<b>K. Swimming Pool</b>	\$150 (additional inspections \$47 each) plus plan check fee
<b>L. Wood Stoves</b>	\$47 per inspection
<b>M. Deck (After Home Built)</b>	\$47 per inspection plus plan check fee
<b>N. Demolition</b>	\$94 + \$500 performance bond fee; minimum two inspections at \$47 each
<b>O. Roof (structure change only)</b>	\$47 per inspection plus plan check fee
<b>P. Sign Permit</b>	\$147.50; includes \$50 completion bond which is refundable when sign is taken down
<b>Q. Parking Lots</b>	Site Plan Review by Planning Commission. Cost of two inspections: (1) Completion (2) Compliance to PC requirements
<b>R. Communication Tower</b>	\$1,000
<b>S. After Hours Inspection</b>	\$94 per inspection
<b>T. Penalty Fee</b>	i) \$50, charged after a second or subsequent "failed" inspection on the same item and/or inspection. Fee is payable prior to third or subsequent inspection being performed.  ii) \$150, charged for failure to obtain a valid permit before work has commenced.
<b>U. Owner Transfer Fee</b>	\$25
<b>V. Amendment to Approved Permit</b>	\$100 for each plan check fee for single family dwellings \$47 for each plan check fee for all other types of permit
<b>W. Credit Card Service Fee</b>	3%

\*A minimum fee of \$47.47 + \$50 completion bond will be charged for any building permit; as well as electrical, mechanical, or plumbing permits.

\*\*Professional services may include but are not limited to City Engineer review, or inspection and additional outside engineering including fire protection/sprinkling systems, legal services, structural engineering or other services as required by the City. Prior to granting occupancy all professional service fees incurred to date shall be paid in full. The City will bill the applicant for 100% of the City's actual professional service costs as said fees are incurred.

Applicants shall be responsible for all collection costs incurred including a collection fee of up to 40% pursuant to the provisions of Utah Code Ann 12-1-11.

New residential and commercial building permits will also be charged impact fees, see Chapter 7.

## 2. Completion Fees

### A. Commercial

Commercial building permits, new construction, or renewals or additions will be charged based on the valuation of the permit from the presently used International Building Code:

Valuations \$10,000 and above. . . . .	\$1,500
Valuations below \$10,000 . . . . .	\$500

### B. Residential

All New Home Construction. . . . .	\$500
------------------------------------	-------

### C. Remodeling Additions

Valuations \$10,000 and above. . . . .	\$200
Valuations below \$10,000 . . . . .	\$50

### D. Miscellaneous Building Permits

All building permits will be charged a minimum completion fee of \$50.

## CHAPTER 7: IMPACT FEES

Fees paid on new residential/commercial building permit. Calculations based on the summary of calculated impact fees:

### 1. Parks and Trails

Single Family Residential	\$2,096
Multi-Family Residential	\$1,787 per unit
Nonresidential	No fee

### 2. Public Safety Fire Station

Single Family Residential	\$126 / dwelling, Single Family residence = 1 dwelling
---------------------------	--

Multi-Unit Residential  
Commercial

\$56 / dwelling, each unit of multi-unit = 1 dwelling  
\$0.19 / sq. ft. of commercial building

### 3. Recreational Building

Single Family Residential  
Multi-Unit Residential  
Nonresidential

\$834 / dwelling, Single Family residence = 1 dwelling  
\$691 / dwelling, Each unit of multi-unit dev = 1 dwelling  
No fee

### 4. Water

(Fees based on Water Meter Size)

	Ratio	1/1/2019	1/1/2020	1/1/2021	1/1/2022
Residential 1"	1	\$ 1,235	\$ 1,265	\$ 1,294	\$ 1,322
Commercial 1½ "	1.5	\$ 1,852	\$ 1,897	\$ 1,806	\$ 1,983
Commercial 2"	2	\$ 2,470	\$ 2,530	\$ 2,588	\$ 2,644
Commercial 3"	6.4	\$ 7,904	\$ 8,096	\$ 8,281	\$ 8,460
Commercial 4"	10	\$12,350	\$12,650	\$12,940	\$13,220

### 5. Sewer

	Ratio	Fee	Description
Residential	1	\$ 2,933	Single Family, Duplexes, Townhomes, Condos
Apartments	0.75	\$ 2,200	per unit, 3+ units per complex
Commercial 1½ "	1.5	\$ 4,400	Based on water meter size
Commercial 2"	2	\$ 5,867	Based on water meter size
Commercial 3"	6.4	\$18,776	Based on water meter size
Commercial 4"	10	\$29,338	Based on water meter size

### 6. Transportation

ITE Code	ITE Land Use	Unit	Trip Rate	Pass-by Reduction	Adjusted Trip Rate	Impact Fee
130	Industrial Park 130	1000 Sq. Feet Gross Floor Area	0.85		0.43	\$1,522.53
140	General Manufacturing	1000 Sq. Feet Gross Floor Area	0.73		0.37	\$1,307.58
151	Mini-Warehouse	1000 Sq. Feet Gross Floor Area	0.26		0.13	\$465.71

ITE Code	ITE Land Use	Unit	Trip Rate	Pass-by Reduction	Adjusted Trip Rate	Impact Fee
152	Warehouse / Distribution Center	1000 Sq. Feet Gross Floor Area	0.12		0.06	\$214.95
<b>210</b>	<b>Single-Family Detached Housing</b>	<b>Dwelling Unit</b>	<b>1.00</b>		<b>0.50</b>	<b>\$1,791.21</b>
220	Multi-Family / Apartment (Greater than 4 units)	Dwelling Unit	0.62		0.31	\$1,110.55
230	Multi-Family / Condo. Townhouse	Dwelling Unit	0.52		0.26	\$931.43
240	Mobile Home / RV Park	Occupied Dwelling Unit	0.59		0.30	\$1,056.81
254	Assisted Living Center	Bed	0.22		0.11	\$394.07
310	Hotel	Room	0.60		0.30	\$1,074.73
444	Movie Theater < 10 Screens	1000 Sq. Feet Gross Floor Area	3.80		1.90	\$6,806.60
445	Movie Theater ≥ 10 Screens	1000 Sq. Feet Gross Floor Area	4.91		2.46	\$8,794.84
492	Health/Fitness Club	1000 Sq. Feet Gross Floor Area	3.53		1.77	\$6,322.97
520	Elementary School	1000 Sq. Feet Gross Floor Area	1.21		0.61	\$2,167.36
522	Middle School / Junior High School	1000 Sq. Feet Gross Floor Area	1.19		0.60	\$2,131.54
530	High School	1000 Sq. Feet Gross Floor Area	0.97		0.49	\$1,737.47
534	Private School (K-8)	Students	0.60		0.30	\$1,074.73
560	Church	1000 Sq. Feet Gross Floor Area	0.55		0.28	\$985.17
565	Day Care Center	1000 Sq. Feet Gross Floor Area	12.34		6.17	\$22,103.53
590	Library	1000 Sq. Feet Gross Floor Area	7.30		3.65	\$13,075.83
610	Hospital	1000 Sq. Feet Gross Floor Area	0.93		0.47	\$1,665.82

ITE Code	ITE Land Use	Unit	Trip Rate	Pass-by Reduction	Adjusted Trip Rate	Impact Fee
710	General Office Building	1000 Sq. Feet Gross Floor Area	1.49		0.75	\$2,668.90
720	Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	3.57		1.79	\$6,394.62
770	Business Park	1000 Sq. Feet Gross Floor Area	1.26		0.63	\$2,256.92
812	Building Material and Lumber Store	1000 Sq. Feet Gross Floor Area	4.49		2.25	\$8,042.53
817	Nursery (Garden Center)	1000 Sq. Feet Gross Floor Area	6.94		3.47	\$12,430.99
820	Shopping Center / Strip Mall	1000 Sq. Feet Gross Leasable Area	3.71	34%	1.22	\$4,385.96
826	Specialty Retail Center	1000 Sq. Feet Gross Leasable Area	2.71		1.36	\$4,854.18
841	Automobile Sales	1000 Sq. Feet Gross Floor Area	5.98		2.99	\$10,711.43
848	Tire Store	1000 Sq. Feet Gross Floor Area	4.15	28%	1.49	\$5,352.13
850	Supermarket	1000 Sq. Feet Gross Floor Area	9.48	36%	3.03	\$10,867.63
851	Convenience Market	1000 Sq. Feet Gross Floor Area	52.41	61%	10.22	\$36,612.14
912	Drive-in Bank	1000 Sq. Feet Gross Floor Area	24.30	47%	6.44	\$23,068.99
918	Hair Salon	1000 Sq. Feet Gross Floor Area	1.45		0.73	\$2,597.25
932	Restaurant, Sit-Down (High Turnover)	1000 Sq. Feet Gross Floor Area	9.85	44%	2.76	\$9,880.31
933	Fast Food without Drive-Through Window	1000 Sq. Feet Gross Floor Area	26.15	43%	7.45	\$26,698.87
934	Restaurant with Drive Through Window	1000 Sq. Feet Gross Floor Area	32.65	50%	8.16	\$29,241.50

ITE Code	ITE Land Use	Unit	Trip Rate	Pass-by Reduction	Adjusted Trip Rate	Impact Fee
942	Auto Care Center	1000 Sq. Feet Gross Leasable Area	3.11		1.56	\$5,570.66
944	Gasoline/Service Station	Fueling Position	13.87	42%	4.02	\$14,409.56
945	Gasoline/Service Station with Convenience Store	1000 Sq. Feet Gross Leasable Area	97.47	56%	21.44	\$76,819.25
947	Self Service Car Wash	Wash Stall	5.54		2.77	\$9,923.30
948	Automated Car Wash	1000 Sq. Feet Gross Floor Area	14.12		7.06	\$25,291.88

If additional categories are desired, the City can use the ITE Trip Generation Manual, 10<sup>th</sup> ed., and multiply the total PM peak hour trips by 50 percent, by any reduction for pass-by trips, by the total cost per PM peak hour trip (\$3,582.42).

**7. Weber Basin Water**

	Ratio	Fee
Residential 1"	1	\$ 4,363
Commercial 1½ "	1.5	\$ 6,544
Commercial 2"	2	\$ 8,726
Commercial 3"	6.4	\$27,923
Commercial 4"	10	\$43,630

**8. Central Weber Sewer**                      \*\$2,514.95, (\*\$2,395 to Central Weber + \$119.95 City fee).

There is an additional \$75.00 fee if connecting directly to the Central Weber Sewer Line.

\* The City collects sewer service charges on behalf of Central Weber Sewer District. Any increase in Central Weber Sewer District's impact fee will be passed on to the consumer, with such increase to go into effect at the time Central Weber Sewer makes the increase effective.

**9. Storm Sewer**

Residential	\$665 / dwelling, Single Family residence = 1 dwelling
Multi-unit Residential	\$665 x (impervious area [ft <sup>2</sup> ]) / (3,365 ft <sup>2</sup> )
Nonresidential	\$665 x (impervious area [ft <sup>2</sup> ]) / (3,365 ft <sup>2</sup> )

## CHAPTER 8: CONDITIONAL USE PERMITS

### 1. Non-Residential Zones

- |   |  |
|---|--|
| <b>A. Concept Plan Review</b><br>(not required) | \$200 (includes 1.5 hours of professional services)  |
| <b>B. Sketch Plan</b>                           | \$400 for the first meeting and \$300 for each subsequent meeting plus 100% of professional services** |
| <b>C. Preliminary</b>                           | \$600 plus 100% of professional services**   |
| <b>D. Final</b>                                 | \$700 plus 100% of professional services**   |
| <b>E. Escrow Contingency</b>                    | 15% of estimated approved total cost of required improvements, plus 100% of professional services      |
| <b>F. Escrow Guarantee</b>                      | 10% of estimated approved total cost of required improvements, plus 100 % of professional services     |

**2. Residential Zones** \$200 plus 100% of professional services\*\* (includes one site plan meeting where applicable) Additional site plans see (4) below.

**3. Amendment** ½ of what original fee would be if it were a new application plus 100% of professional services\*\* (includes one site plan meeting). Additional site plans see (4) below.

**4. Site Plan Meeting** \$200 per meeting plus 100% of professional services\*\*

\*\*Professional services may include but are not limited to Engineering, Inspections, GPS surveying and mapping, recording fees, and Legal services. Prior to granting preliminary approval, final approval and/or a building permit all professional service fees incurred to date shall be paid in full. The City will bill the applicant for 100% of the City's actual professional service costs as said fees are incurred.

Applicants shall be responsible for all collection costs incurred including a collection fee of up to 40% pursuant to the provisions of Utah Code Ann 12-1-11.

## CHAPTER 9: PLANNING & DEVELOPMENT FEES

### 1. Subdivisions: (Private & Public)

#### A. Minor Subdivision (1-10 Lots)

Concept Plan Review (not required)	\$200 (includes engineering and other professional services)
---------------------------------------	--



Sketch Plan Review	\$400 for first meeting and \$300 for each subsequent meeting plus 100% of professional services**
*Preliminary	\$600 plus 100% of professional services**
*Final	\$700 plus 100% of professional services**

\*If preliminary and final are combined on a "Minor" subdivision and approved in the same meeting, the "final" fee will be charged; otherwise, both preliminary and final fees apply.

Amendments to Preliminary or Final prior to recording of original submission	1/2 of original fee, plus 100% of professional services**
--	---

**B. Major Subdivision (11 plus lots)**

Concept Plan Review (not required)	\$400, includes engineering and other professional services
Sketch Plan Review	\$700 for first meeting and \$350 for each subsequent meeting, plus 100% of professional services**
Preliminary	\$900, plus 100% of professional services**
Final	\$1100, plus 100% of professional services**
Amendments to Preliminary or Final	1/2 of original fee (prior to recording of original submission), plus 100% of professional services**

In addition, every developer/builder for either minor or major subdivisions will pay the actual cost for all recording fees including any escrow & developer agreements or any other security agreements and any additional submittals requested by the City.

*Fees:	Sidewalk	\$30/ft. 6' sidewalk; \$20/ft. 4' sidewalk
	Curb & Gutter	\$20/ft. standard curb and gutter

\*When approved by the City Council, a 1-2 lot subdivision may pay these fees in lieu of actually constructing the curb and gutter and/or sidewalk. This request can only be made if the subdivision is located in an area that does not have existing curb, gutter and sidewalk immediately adjacent to the property being developed. The City will use these fees to construct the improvements at a later date.

## 2. Escrow Agreement

- |  |   |
|--|---|
| <b>A. Administrative Fee (assessed to all Escrow Agreements)</b> | .005 of total escrow*, plus 100% of professional services   |
| <b>B. Escrow Contingency</b>                                     | 15% of estimated approved total cost of required improvements, plus 100% of professional services |
| <b>C. Escrow Guarantee</b>                                       | 10% of estimated approved total cost of required improvements, plus 100% of professional services |

\*The Administrative Fee is calculated based on the total escrow amount but is not part of the escrow. This fee will be collected prior to the recording of the plat.

- |   |   |
|---|---|
| <b>3. Street Lights, Street Signs, and Chip and Seal</b>  | as determined by the City Engineer  |
| <b>4. Vacation of Plat, Street or Easement or any Amendments to a Recorded Subdivision Plat</b> | \$750, plus 100% of professional services**   |
| <b>5. Site Plan</b>   | \$700, plus 100% of professional services**;<br>includes one site plan meeting where applicable;<br>additional site plans are \$200 per meeting |

\*\*Professional services may include but are not limited to engineering, inspections, GPS surveying and mapping of improvements, recording fees, and legal services. Prior to granting preliminary approval, final approval, issuing a building permit, and/or granting conditional or final acceptance, all professional service fees incurred to date shall be paid in full. The City will bill the applicant for 100% of the City's actual professional service costs as said fees are incurred.

Applicants shall be responsible for all collection costs incurred including a collection fee of up to 40% pursuant to the provisions of Utah Code Ann 12-1-11.

## CHAPTER 10: ZONING/ORDINANCES

- |   |                       |
|---|-----------------------|
| <b>1. Application for Change in Zoning and/or Ordinances</b>  | \$300                 |
| <b>2. Fee for Amending Zoning Map upon approval of Rezone</b> | \$180                 |
| <b>3. Zoning Re-submission by same owner of property</b>      | \$120 within 6 months |

**CHAPTER 11: EXCAVATION FEES (SWC Code 7-3-6)**

- |   |  |
|---|--|
| <b>1. Base Permit Fee</b><br>(Two Inspections)                                | \$94   |
| <b>2. Additional Inspection Fee</b>   | \$47 each  |
| <b>3. Potholes 100 sq. ft. or less</b><br><b>Roads less than 2 Years Old</b>  | \$112 each<br>(NPC * 100 s.f. * L2F) / SSFF = (\$2.80 * 100 s.f.* 0.4) / 0.045=\$112 |
| <b>4. Potholes 100 sq. ft. or less</b><br><b>Roads more than 2 Years Old</b>  | \$70 each<br>(NPC * 100 s.f. * M2F) / SSFF = (\$2.80 * 100 s.f.* 0.25) / 0.045=\$70  |
| <b>5. Diminished Road Integrity Fee</b><br><b>Roads less than 2 Years Old</b> | Total Square Feet X \$1.12<br>NPC * L2F * TSF = \$2.80 * 0.4 * TSF = \$1.12 * TSF    |
| <b>6. Diminished Road Integrity Fee</b><br><b>Roads Older than 2 Years</b>    | Total Square Feet X \$0.70<br>NPC * M2F * TSF = \$2.80 * 0.25 * TSF = \$0.70 * TSF   |
| <b>7. Escrow/Financial Guarantee</b>  | Total Square Feet X \$2.80 (*NPC)  |

NPC = New Pavement Cost = \$2.80/s.f.

SSFF = Small Square Footage Compensation Factor, less than 2' X 2' = 0.045

TSF = Total Square Footage of excavation site restoration

L2F = Roads less than 2 years old factor = 40% = 0.4

M2F = Roads more than 2 years old factor = 25% = 0.25

\* City Engineer Approved - New Pavement Cost (3" asphalt, 8" road base) = NPC = \$2.80/s.f.

**CHAPTER 12: COURT FEES FOR CITY ORDINANCE VIOLATIONS**

- |                                    |                                   |
|------------------------------------|-----------------------------------|
| <b>Class B Misdemeanors</b>        | \$150 bail*, plus state surcharge |
| <b>Class C Misdemeanors</b>        | \$80 bail*, plus state surcharge  |
| <b>Infractions</b>                 | \$25 bail*, plus state surcharge  |
| <b>Credit Card Convenience Fee</b> | \$3.00                            |

\*Subject to change based on state bail schedule

## CHAPTER 13: FAMILY ACTIVITY CENTER - 1181 E. Lester Drive

### 1. Membership Fees\*

#### A. Residents

Individual Pass)	\$2 day	\$20 month	\$100 – 6 Months	\$180 – Year
Family Pass	\$3 day	\$30 month	\$150 – 6 Months	\$270 – Year

("Family" defined as occupants of the same household)

#### B. Non-Residents

Individual Pass	\$3 day	\$25 month	\$125 – 6 Months	\$200 – Year
Family Pass	\$5 day	\$40 month	\$175 – 6 Months	\$300 – Year

("Family" defined as occupants of the same household)

#### C. Discounted Membership Fees

Senior Citizens (Age 65 & up)	50% discount on all membership fees.
SW Firefighters** (In Good Standing)	Free, monthly individual pass as long as firefighter remains in good standing.
SW Employees**	Free, monthly individual pass as long as (full/part time) employee is full time or part time.
Elected Officials**	Free, monthly individual pass while in office.

\*\*Employees, firefighters and elected officials may purchase family passes by paying the difference between the individual and family pass fee.

#### D. Corporate Membership Fees (Annual Only)

Corporate Membership (Company within SW City) (List of members must be submitted)	\$800 Annual up to 10 members
Corporate Membership (Company outside SW City) (List of members must be submitted)	\$1,000 Annual up to 10 members

### 2. Rental Fees for Family Activity Center - Reservations made with Rec. Department

#### A. Multi-Purpose Room

Residents	\$30 for first hour and \$10 for each additional hour; one hour minimum and four hours maximum rental
Nonresidents	\$40 for first hour and \$10 for each additional hour one hour minimum and four hours maximum rental

#### B. Aerobics Room

Residents	\$20 for first hour & \$10 for each additional hour
Nonresidents	\$30 for first hour & \$10 for each additional hour

#### C. Gymnasium (Half-court only)

Residents	\$20 per hour - during hours of operation
Nonresidents	\$35 per hour – during hours of operation

**C. Exempt** City Sponsored Activities

No rentals shall be made for more than a one-month time period. All rentals are subject to availability as determined by the Recreation Department. The City reserves the right to refuse rental of the FAC facilities to any person or entity for any reason with or without cause.

**CHAPTER 14: PARK FEES**

**Park Bowery and Other Reservable Area Fees**

	<u>Resident</u>	<u>Non-Resident</u>
<b>1. Cherry Farms Park Bowery*</b>		
Mon-Thurs	\$15	\$30
Weekend	\$30	\$50
<b>2. Central Park-Fire Station*</b>		
Mon-Thurs	\$15	\$30
Weekend	\$30	\$50
<b>3. Canyon Meadows*</b>		
Mon-Thurs	\$15	\$30
Weekend	\$30	\$50
<b>4. Posse Picnic Area</b>		
Mon-Thurs	\$12.50	\$25
Weekend	\$25	\$40
<b>5. Posse Arena</b>	<i>Non-Reservable</i>	
<b>6. Volleyball Courts*</b>	\$35 (10-hour time limit)	
<b>7. Ball Diamond*</b> (Canyon Meadows Park & Cherry Farms Park)	\$35	
<b>8. Stage*</b>	\$50	
<b>9. Canyon Meadows Concession Stand</b>		

**A. Rental:** \$25 rental plus \$200 refundable deposit

**B. Deposit Policy:** A security deposit is required for all rentals. A \$50 payment is due at the time the reservation is made and the balance paid at the time the key is picked up. Deposits made via check will be cashed. The security deposit will not be refunded if the key is lost, if the facility is found to be in disrepair upon inspection, or any rules mandated by the Health Department are broken. If the key is lost a refund may be given less the cost incurred to rekey and purchase new keys for the facility. If the facility or any items therein is found to be damaged or in disrepair, a refund of the difference may be given if the cost of repair is less than the deposit. No refund will be given in the event the Health Department mandates are not followed.

**C. Refunds:** The Fee and security deposit may be refunded in full if the reservation is canceled three (3) weeks prior to use. A refund of 50% of the fee and 100% of the security deposit may be made if the reservation is canceled less than 3 weeks, but more than 48 hours prior to scheduled use.

***Special rules apply which are listed on Rental Agreement.***

**South Weber City reserves the right to refuse rental to any person or entity for any reason with or without cause.**

\*Reservations must be made and paid for at the Family Activity Center.

Fees are not refundable due to weather. No refunds for cancellations unless canceled two weeks in advance.

## **CHAPTER 15: RECREATION FEES**

- 1. Refunds:**
- a) Prior to issuance of uniform/equipment: Refund less \$5 administrative fee
  - b) After issuance of uniform/equipment: 50% refund
  - c) No refund over 30 days after close of registration nor if registrant has participated in activity.

**2. Activity Fees:**

<b>A. Basketball Jr. Jazz</b>	\$44 Registration \$5 Additional Fee – Non-Resident
<b>B. Soccer</b>	Pre-K and up \$30 without Shirt; \$40 with Shirt \$5 Additional Fee – Non-Resident
<b>C. Softball</b>	\$44 Registration \$5 Additional Fee – Non-Resident
<b>D. Baseball</b>	\$44 Registration \$5 Additional Fee - Non-Resident
<b>E. Tee-Ball</b>	\$33 Registration \$5 Additional Fee – Non-Resident
<b>F. Coach Pitch</b>	\$33 Registration \$5 Additional Fee – Non-Resident
<b>G. Machine Pitch</b>	\$44 Registration \$5 Additional Fee – Non-Resident
<b>H. Volleyball</b>	\$35 Registration \$5 Additional Fee - Non-Resident

**I. Flag Football**

\$40 Registration  
\$5 Additional Fee – Non-Resident

**J. Miscellaneous Events**

As determined by the Recreation Director

**3. Late Registration Fee:** \$10 for each registration after the signup deadline.

**CHAPTER 16: WATER FEES**

**1. Connection Fee**

\$265 (.75") Standard Meter

**For New Construction**

(Connection Fee includes cost of standard meter, delivery, inspection & administrative charges)

Larger Meter (>1.00") - \$25 plus cost of meter

**2. Rate**

**A. Per Month**

Gallon Allotment	Residential Using Secondary Water for Outdoor Needs	Residential w/Secondary Water Available	Residential w/o Secondary Water Available	Multi-Family Residential	Non-Residential
<b>Base Rate</b>					
0	\$38.43	\$38.43	\$38.43	\$29.20	\$38.43
<b>Usage Charges</b>					
1-2,000	2.00	2.00	2.00	2.00	2.00
2,001-4,000	2.20	2.20	2.20	2.20	2.20
4,001-6,000	2.50	2.50	2.50	2.50	2.50
6,001-8,000	3.00	3.00	3.00	3.00	3.00
8,001-10,000	3.50	3.50	3.50	3.50	3.50
10,001+	4.00			4.00	
10,001-15,000		6.00	3.00		
15,001-30,000		6.00	2.3		
30,001+		6.60	3.00		
10,001-30,000					3.75
30,001-60,000					4.00
60,001+					4.25

<sup>1</sup> \$29.20 determined by applying 17% census discount (percentage difference between number of persons per household of single verses multi-family units) and 7% administrative savings discount to rates for single family dwellings. Same discounts apply to sewer utility rates as well.

**Definitions**

*Residential Using Secondary Water for Outdoor Needs* shall mean property owners who have \*access to a pressurized irrigation system and who choose to use pressurized irrigation system to water their property.

*Residential w/Secondary Water Available* shall mean property owners who have access to a pressurized irrigation system, but who choose to use culinary water to water their property.

*Residential w/o Secondary Water Available* shall mean property owners who do not have \*access to a pressurized irrigation system and who choose to use culinary water to water their property.



Multi-Family Residential shall mean any structure with two (2) or more separate single-family dwellings within one structure.

Commercial shall mean any property whose primary use is commercial in nature and shall include both conforming as well as legal non-conforming uses.

\*Access to Pressurized Irrigation shall mean a distance of ninety (90) feet or less exists between any property boundary (within a secondary service district) to a pressurized secondary irrigation system.

- B. Sign-Up Fee** \$25.00
- C. Re-establishment Fee** \$75.00  
Reestablish service after it has been shutoff at owner’s request.
- D. After Hours Service Fee** \$50.00
- E. Late Fee if not paid by the 18<sup>th</sup> of the month** \$15.00  
In the event the 18<sup>th</sup> falls on a Saturday, Sunday, or holiday, the late fee will be added if the bill is not paid by close of business on the next day of business.
- F. Shut-Off Fee for Non-Payment** \$50.00 per occurrence  
After Posted Business Office Hours including weekends and holidays. Meters will not be turned back on until business hours (SWC Code 8-1-4 B).  
  
Once a Shut-off Fee has been assessed, the fee shall be due and payable even if the water is not actually turned off.
- G. Tamper Fee** \$200.00  
Turning on/tampering with a water meter or using an illegal connection at any time is a class B misdemeanor (SWC Code 8-1-6 & 8-1-7)
- H. Fire Hydrant Meter** \$25.00 Rental Fee + \$500.00 deposit; deposit refunded upon return of meter in working condition

**CHAPTER 17: SEWER FEES**

**1. Sanitary Sewer Fees (Waste Water)**

<b>A. Monthly User Fees:</b>	<u>City</u>	<u>CWSD**</u>
i) Residential	\$14.33	\$19.01
ii) Commercial (Minimum)***	\$28.66	\$38.02
iii) Church	\$29.56	\$40.52
iv) School	\$113.90	\$159.66
v) Job Corps	\$770.49	\$1,087.26
vi) Non-City Residential	\$20.50	\$27.73
vii) *Multi-Family Residential	\$10.89 per unit	\$14.45

\* Multi-Family Residential shall mean any structure with two or more separate single-family dwellings within one structure. Fee is per unit.

\*\* Central Weber Sewer District assesses their own fees that are then passed on to the consumer.

\*\*\*Commercial use is based on a water usage with a 2 ERU minimum (up to 25,000 gal.); water usage over 25,000 gal. will be billed at \$1.15/1000 gallons (City) and \$1.52/1000 gal. (CWSD)

<b>B. Basement Apartments</b>	Considered Multi-Family Residential
<b>C. Duplexes/Twin Homes</b>	Considered Multi-Family Residential
<b>D. Sewer Inspection Fee</b>	\$47

## **CHAPTER 18: STORM DRAIN**

<b>Monthly Utility Fee</b>	\$7 single family dwelling \$5.56 Multi-family Non-residential/commercial based on ERUs
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## **CHAPTER 19: GARBAGE COLLECTION FEES (Monthly):**

<b>1. Residential Container</b>	\$14.55
Extra Container	\$ 8.70 (Four-month minimum)
<b>2. Commercial Container</b>	\$58.20 (300-gallon container)
Extra Container	\$34.80
<b>3. County or Non-Resident</b>	\$16.55 (90-gallon container)
Extra Container	\$10.70 (Four-month minimum)
<b>4. Residential Container</b>	\$65.00 (Replacement charge for each damaged, destroyed, or lost can).

\*A business or resident may have two 90-gallon containers at the residential rate. Upon request of a third container, the commercial rate will then be charged in that the first two 90-gallon containers will be billed as one commercial 300-gallon container and the additional containers will be charged at the commercial extra container rate. All home occupations are considered residential - not residential and business.

## **5. Putting Utilities on Hold**

The City agrees to not charge the above monthly utility fees for Water & Garbage Collection only under the following conditions:

- a. The resident must be out of town for a minimum of two full months, and
- b. Resident must notify South Weber City prior to the first day of the first month for which they desire the services be placed on hold, and
- c. Resident understands that these services will only be held in one-month increments and that the city will not prorate nor split monthly fees. For example, if resident leaves mid-month the resident will be required to pay the full monthly water and garbage fees for that month. Likewise, if the resident returns mid-month the resident will be required to pay the full monthly service fees for water and garbage for the month in which they returned.

Residents that do not meet the above established conditions who desire to have their water and garbage services be held will be charged a \$20 reconnect fee.

**CHAPTER 20: TRANSPORTATION UTILITY FEES (Monthly)**

<b>1. Residential</b>	\$15.00
<b>2. Residential – Multi Unit</b>	\$15.00 per ERU
<b>3. Non-Residential</b>	\$15.00 per ERU

**CHAPTER 21: UTILITY BILLING**

**1. Standard Residential (minimum monthly charges)**

Water	\$38.43 plus usage as stated in table in CFS Ch. 20.2
Garbage	\$14.55; extra container \$8.70
Storm Sewer	\$ 7.00
Central Weber Sewer	\$19.39
Sewer	\$14.33
Transportation Utility	<u>\$15.00</u>
<b>TOTAL</b>	<b>\$108.70</b>

**2. Putting Utilities on Hold**

The City will not charge the monthly utility fees for Water and Garbage only under the following conditions:

- a. The resident must be out of town for a minimum of two full months, and
- b. Resident must notify South Weber City prior to the first day of the first month for which they desire the services be placed on hold, and
- c. Resident understands that these services will only be held in one-month increments and that the city will not prorate nor split monthly fees. For example, if resident leaves midmonth the resident will be required to pay the full monthly water and garbage fees for that month. Likewise, if the resident returns mid-month the resident will be required to pay the full monthly service fees for water and garbage for the month in which they returned.

Residents that do not meet the above established conditions who desire to have their water and garbage services be held will be charged a \$20 reconnect fee.

## CHAPTER 22: COLLECTION FEES

**Collections and Attorney's Fees:** All customers and applicants shall be responsible for all collection costs incurred including a collection fee of up to 40% pursuant to the provisions of Utah Code Ann 12-1-11. Accounts sent to the attorney for collection will be charged according to reasonable attorney fees as stated in the Code of Judicial Administration Rule 4.505.

**Returned Check and Returned Electronic Fund Transfer Fee:** \$20

These fees include/not limited to non-sufficient fund checks or electronic fund transfers (EFTs), stopped payment checks or canceled accounts where funds are not available.

If an individual's utility payment is returned from the bank on two separate occasions within a 12-month period, the City will be compelled to make this individual comply with the following procedures:

1. Discontinue water service until payment has been paid with cash, cashier's check, or money order.
2. Required to pay shut-off fee.
3. Required to pay all fees associated with returned check or EFT.
4. Hereinafter, all utility payments will then need to be paid with cashier's check, money order or cash. No personal checks or EFTs will be accepted for a one-year period.