

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 22 January 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

**COUNCILMEMBERS:**

Blair Halverson  
Kent Hyer  
Angie Petty  
Merv Taylor  
Wayne Winsor

**FINANCE DIRECTOR:**

Mark McRae

**CITY PLANNER:**

Barry Burton

**CITY ENGINEER:**

Brandon Jones

**CITY MANAGER:**

Dave Larson

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Debbie Archer, Stanley R. Cook, James D. Cook, Mark Staples, Tim Grubb, Nate Reeve, and Troop #633.

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

**PLEDGE OF ALLEGIANCE:** Zach Morris from Troop #633

**PRAYER:** Mayor Sjoblom

**CONFLICT OF INTEREST:** None

**APPROVAL OF CONSENT AGENDA:**

- Approval of 20 I 8 December Check Register
- Approval of CC 08 January 2019 Meeting Minutes

Wayne Winsor moved to approve the consent agenda as written. Council members seconded the motion. Mayor Sjoblom called for the vote. Council Members Archer, Petty, Taylor, and Winsor voted yes. The motion carried.

**PUBLIC COMMENTS:** Mayor Sjoblom said anyone who would like to participate in public comment may come to the pulpit, state name and address, and keep comments to three minutes.

**RESOLUTION 19-03: Appointment to the South Weber City Planning Commission**

Mayor Sjoblom stated one of her duties as Mayor is to make appointments to Planning Commission when they have expired. She met with Planning Commission Chairperson, Rob Osborne, as well as Tim Grubb. She feels Tim Grubb will be an asset to the Planning Commission. Council Member Hyer said when Wayne Winsor was appointed to City Council that left a position open on the Planning Commission. He asked if applications were taken for the open position. It was stated applications were taken at that time. Council Member Halverson feels Tim Grubb has done a great job on the Planning Commission and brings a good balance. He supports the Mayor's decision. Council Member Winsor asked Mr. Grubb is he is up for another five years. Mr. Grubb said he is. Mayor Sjoblom pointed out that Mr. Grubb is currently serving on the County Planning Commission. Council Member Petty feels it would be appropriate to open this position up for applications and would be a disservice if we didn't allow other people a chance.

**Council Member Halverson moved to approve Resolution 19-03 and appoint Tim Grubb to the South Weber City Planning Commission effective 1of February 2019 through 31 January 2024. Council Member Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, and Winsor voted yes. Council Member Taylor and Petty voted no. The motion carried 3 to 2.**

**RESOLUTION 19-04: Appointment of the Deputy City Recorder**

Mayor Sjoblom stated part of the City Recorder's job is to attest city official signatures. In the absence of the City Recorder, the city's rules and policies make no designation of a person who can function in this capacity. Shelbie Cook assists Mark McRae with many of the recorder duties and does an excellent job. When appointed Deputy Recorder, she can legally function in his absence, or attest his signature as Finance Director. There is no proposed change in her compensation.

**Council Member Petty moved to approve Resolution 19-04 and appoint Shelbie Cook as Deputy City Recorder. Council Member Hyer seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.**

**RESOLUTION 19-05: Amendment to the Consolidated Fee Schedule: CHAPTER 13:**

**IMPACT FEES, SECT. 7:** Mayor Sjoblom stated in a 2017 City Council meeting, the Impact Fee Analysis for Culinary Water was adopted by the council. The new fees were previously adopted by ordinance. Because of the current wording of the city's code and the wording of the Consolidated Fee Schedule, the Fee Schedule must also be changed by resolution when those new impact fees become effective.

The following changes need to be made to the Consolidated Fee Schedule:

1. Residential 1" from \$1,205 to \$1235
2. Commercial 1 ½" \$1,852
3. Commercial 2" \$2,470
4. Commercial 3" \$7,904



5. Commercial 4" \$12,350

Impact Fee Analysis was adopted 2/28/2017 with a new fee amount becoming effective the beginning of each calendar year.

**Council Member Hyer moved to approve Resolution 19-05 – Amendment to the Consolidated Fee Schedule, Chapter 13 Impact Fees, Section 7. Council Member Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.**

**RESOLUTION 19-06: South Weber Valley Estates - Public Improvements Final**

**Acceptance:** Jones & Associates have completed an inspection of the improvements in the above mentioned subdivision and found them to be completed satisfactorily and to meet minimum requirements of South Weber City standards in accordance with engineering subdivision plans and site improvements previously approved. They now recommend granting Final Acceptance of this subdivision and its improvements.

**Council Member Winsor moved to approve Resolution 19-06 for South Weber Valley Estates – public improvements final acceptance. Council Member Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.**

**Harvest Park Phase I - Approval Official Plat & Improvement Plans:** Mayor Sjoblom reviewed Brandon Jones memo.

**Brandon Jones, City Engineer's, memo of 17 January 2019 is as follows:**

Our office has completed a review of the Final Plat and Improvement Plans for the Harvest Park Subdivision Phase 1, dated January 17, 2019, and the Road Dedication Plat for Canyon Meadow Drive, dated January 3, 2019.

We recommend approval, and offer the following comments for your information.

**GENERAL**

1. The plats and improvement plans are consistent with the approved Development Agreement.
2. Approval letters have been received from the Fire Department and South Weber Irrigation Company.
3. The Detention Basin will be constructed to its full capacity with Phase 1; but the sod, sprinklers and fencing, as specified in the Development Agreement, will not be installed until Phase 2. Therefore, the use of the detention basin as a dog park will not be available until the construction of Phase 2 is completed.

**PLAT**

4. No comments.

**ROAD DEDICATION PLAT**

5. No comments.

**IMPROVEMENT PLANS**

6. No comments.

Dave Larson reported that the developer proposed putting the grass and fence for the detention basin (Dog Park) in Phase 2. Dave and Brandon met with the developer and the grass, irrigation, and fence will be in Phase 1 in negotiation is to adjust the payment schedule of South Bench Drive. He stated it was decided the fee schedule will be amended from 30 days to 60 days from preconstruction for first 50% and then 120 days from the substantial completion of South Bench Drive. This will allow flexibility for the developer. Mark Staples, of Nilson Homes said the trail will be installed in Phase 1. He thanked the Planning Commission and City Council in working through a really nice project. Dave said the motion will need to include the amended timeline. Mark McRae is comfortable with this fee schedule.

**Council Member Petty moved to Harvest Park Phase 1 – Approval of Official Plat & Improvement Plans with the amendment to the development agreement fee schedule from 30 days to 60 days from preconstruction meeting and then 50% after substantial completion from 30 days to 120 days for South Bench Drive in exchange for sod, sprinklers, fencing, and trail to be installed with Phase 1. Also, approval of the transportation plat. Council Member Taylor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.**

**NEW BUSINESS:** Mayor Sjoblom asked for volunteers for the Economic Development Committee. Council Member Winsor and Hyer volunteered.

#### **REPORTS:**

**Mayor Sjoblom:** She stated the 3<sup>rd</sup> quarter sales tax has been approved and will begin 1 July 2019. Wasatch Integrated Waste will be constructing a recycle area where the burn plant was located. The fee will be increased by \$2. She then read a letter from a citizen who received critical care from the Fire Department in the city.

**Council Member Taylor:** He thanked the Public Works Department for the recent snow removal.

**Council Member Halverson:** He thanked those involved with the recent City Council retreat.

**Council Member Hyer:** He thanked the Fire Department and the opportunity the council has had to work with them. Elected Official Day at the Legislature is next week. He said members of the Youth Council usually attend. He will not be able to attend this year. Dave will send out a link for whoever may want to attend.

**Council Member Petty:** She thanked those involved with the City Council Retreat.

**Council Member Winsor:** He attended the Mosquito Abatement District Meeting. He said there is a proposed bill from Senator Fillmore. He said they discussed spray treatment. He said if individuals have beehives, they can contact them and request not to spray. He said they have openings for seasonal employees.

**Brandon Jones, City Engineer:** He gave an update of the Hwy 89 and I-84 study. He said the study was to be completed at the end of the year, but the scope has changed. They have three



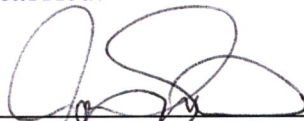
different concepts. He said all of them have major challenges with the Weber River, gravel pits, railroad, and access to Uintah, etc.


**Mark McRae, City Recorder:** He said if there is any information from committee meetings, they can be forwarded to him or Dave for the city newsletter.

**Council Member Hyer and Taylor were excused at 6:50 p.m.**

**Tim Grubb, Planning Commission:** He reported there will be a Planning Commission meeting held this next Tuesday.

**ADJOURNED:** Council Member Halverson moved adjourn the Council Meeting at 6:51 p.m. Council Member Winsor seconded the motion. Council Members Halverson, Petty, and Winsor voted yes. The motion carried.

**APPROVED:**  \_\_\_\_\_ Date 2/12/19  
Mayor: Jo Sjoblom

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

**Attest:**  \_\_\_\_\_  
City Recorder: Mark McRae

