

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 10 April 2018

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

CITY ENGINEER:

Brandon Jones

CITY MANAGER:

Mark McRae

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Chris Tremea, Mark Loucks, Roney Ketts, Mirlene Howard, Debi Pitts, Stan Cook, James Cook, Bruce Nilson, Phil Romney, Wes Yates, Brad Pitts, Brent Poll, Teresa Eisert, Cammy Floyd, Tyler Ahlstrom, and Maria Nelson.

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

PLEDGE OF ALLEGIANCE: Mayor Sjoblom

PRAYER: Council Member Taylor

CONSENT AGENDA:

- **Approval of 27 March 2018 City Council Meeting Minutes**

Council Member Hyer moved to approve the consent agenda as written. 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.

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.

Brent Poll, 1375 E. 7600 S., said he noticed Hill Air Force Base is on tonight's agenda. He said if there is no pollution risk, then there is no need for testing. He said the reason HAFB is here is because they know there is risk. He said there is a super fund site and it shows the entire west end of South Weber City is polluted. He said there is always going to be risk here. He said it is

inexcusable for South Weber City to state it is still in debate. He suggested the city do an environmental audit. He said substances from OUI present risk.

Ken Carson, 7459 S. 850 E., said he would like to follow up from his safety concerns from the soccer complex. He referred to city code concerning curb, gutter, and sidewalk and widening streets. He also contacted HAFB concerning the noise zone. He asked for a definition of “human density”. He has contacted the Attorney General’s Office. He would like to see something done.

RESOLUTION 18-14: Approval of License Renewal between South Weber City and the USAF for Groundwater Monitoring: Mayor Sjoblom stated there is ground water contamination within the city boundaries due to pollutants from Hill Air Force Base (HAFB). The levels and potential hazard to our citizens has been debated for several years. HAFB maintains several monitoring stations throughout the city, both on private and public property. The license agreement states that South Weber City acknowledges the United States Air Force (USAF) need to locate and maintain groundwater monitoring wells and conduct groundwater and soil testing in connection with groundwater monitoring projects. There are three (3) monitoring wells and one (1) check valve to be placed in the approximate location as indicated on map.

Council Member Winsor asked how often the city receives data from HAFB.

Mark Loucks, representing HAFB, said HAFB provides information annually. They are willing to submit information as the city requests. He said it also depends on the wells. He said they are sampling the groundwater. He said they haven’t seen a lot of change with water levels going up and down. He said they have been looking at this since the early 1990’s. He said wells are sampled on an annual basis. Council Member Taylor asked if any cities have evidence or reports cancers, disease, etc. as a result of the contamination. Mark said the state has conducted studies and there is no evidence. Council Member Petty asked about the city receiving compensation for the wells located in this city. Mark said HAFB pays \$500 per well per year. Doug Ahlstrom, City Attorney, said that amount is not written in the license renewal. Doug Ahlstrom said the motion can include subject to a well fee of \$500 per well per year. Council Member Hyer stated if the wells are monitored quarterly, then the city should get a report quarterly as needed.

Council Member Taylor moved to approve RESOLUTION 18-14: Approval of License Renewal between South Weber City and the USAF for Groundwater Monitoring to include the well fee of \$500 per well per year. 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.

RESOLUTION 18-18: Approval of Nilson Homes Rezone Application of Parcels 13-275-0005 and 13-275-0006: Nilson Homes applied for a change of zoning for approximately 23.5 acres of the Cook property located at approximately 725 E 6650 S. The request is to rezone one portion 9.846 acres from Agriculture to Residential Patio and the other portion 13.584 acres to Residential Moderate. This rezone is consistent with the General Plan and went before the Planning Commission on March 8, 2018. The Planning Commission recommends approval.

Council Member Hyer said a meeting was held with HAFB, Mayor Sjoblom, and Council Member Halverson concerning the plumes in this area.

Mayor Sjoblom said drinking water is not contaminated. HAFB was not correct in their estimated time of cleanup; however, that doesn't discount all their efforts at remediation. Mayor Sjoblom stated concentrations of contaminants are well below EPA standards for levels that present health risks; the only hard fast evidence we have suggests that current levels of contaminants do not pose a risk to human health. She stated there are sentry wells placed outside plume areas to detect any seepage into surrounding areas.

Mayor Sjoblom reported that Commissioner Walton is taking a proposal to the planning commission to determine exactly what properties need notification of possible groundwater contamination; and if, and where, the city is allowed to require developers to perform additional groundwater testing for contaminants. She stated all remedies are agreed upon by USAF, EPA Region 8, and the Utah Dept. of Environmental Quality (UDEQ)

Council Member Halverson said the Cook property is below OU2 and the contamination is in the sewer, but not the groundwater. He said outside of the 2,000 ft. buffer zone, only includes Mr. Cook's home. He said currently the sentry wells, outside of the plume, show no HAFB contamination.

Council Member Petty commented that she has spent hours researching this material, and she feels, with everything presented, the city should go ahead with the rezone request.

Council Member Winsor doesn't support the polluter's documentation. He feels the flooding in the 80's doesn't show any documentation as to whether or not the contamination has moved.

Council Member Halverson feels it is not too late to require more testing.

Council Member Hyer said they did talk about HAFB as well as Nilson Homes making a presentation to the council.

Bruce Nilson, 5617 S. 1475 E., Ogden, Utah, representing Nilson Homes, said he appreciates the council's interest in this. He said it is difficult to measure this. He presented the geotechnical report that shows how much of the property is affected. He said on the sensitive lands map he identified the Cook property. He said they dug down 11 ft. and in six of the nine test holes, they hit no groundwater. He said where the impact is, there is no groundwater to be found. He said this area will have patio homes with no basements.

Council Member Hyer asked about Nilson Homes providing information to potential home buyers concerning the potential for contamination. Mr. Nilson said if the city would like, they can add that to their CC&R's.

Council Member Halverson moved to approve RESOLUTION 18-18: Approval of Nilson Homes Rezone Application of Parcels 13-275-0005 and 13-275-0006. Council Member Hyer seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, and Taylor voted yes. Council Member Winsor voted no. The motion carried 4 to 1.

Recognition of CERT Graduates: Mayor Sjoblom thanked Chris Tremea for his help with Community Emergency Response Team (CERT) Certification. He said there were 20 individuals in the last group. He said they included Job Corp with this group. He said it is over 30 hours of training. He congratulated Debi Pitts and Wes Yates for completing this certification. He turned the time over to Loretta Cole, of Davis County Citizen Corps Council. She discussed cities being reimbursed for the number of CERT Certifications in the city following an emergency.

Recreation Quarterly Report: Curtis Brown presented the Recreation Quarterly Report. The total revenue for January-March Total \$9,973. Park \$1,236, Membership \$6,199, Dance Rental \$470, Gym \$1,311, and Multi-purpose \$757. He said competition baseball is at Canyon Meadows Park. There will be a Senior Luncheon this Friday. He budgeted \$1,500 for the Daddy Daughter Night and used \$1,072. Jazz Voucher sales was \$1,104. Ogden Valley Recreation invoice was \$504. He said the lighting has been upgraded in the gym. He said employee turnover will take place this summer. Competitive basketball has 16 teams @ \$355 = \$5,680. Cost for officials/scorekeeping is \$3,000. \$50 per games = 60 games. Council Member Hyer asked for 2017 year end expenses and revenues report. The Council and Mayor thanked Curtis for everything he is doing.

RESOLUTION 18-20: Approval of Interlocal Agreement with Pleasant View for Use of GPS Equipment: Mayor Sjoblom stated South Weber City has a mutual relationship with other cities to help each other out as needed. Situations arise where help is needed by one city, and the other willingly assists where they can. Pleasant View in the past has needed to borrow South Weber's GPS equipment temporarily on projects. This is temporary, for short periods of time. This agreement formalizes the process.

Council Member Petty moved to approve RESOLUTION 18-20: Approval of Interlocal Agreement with Pleasant View for Use of GPS Equipment. 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.

Approval to Purchase Ambulance: Mayor Sjoblom stated North Davis is willing to sell an ambulance with gurneys and extra EMS equipment for \$5,000. This is a \$30,000 value.

Roney Ketts, of the South Weber Fire Department, stated this is a great deal for the city. He said North Davis can see the need for us to have an ambulance. He said we got our advanced EMT license in March and have 19 Advanced EMT's.

Mayor Sjoblom asked about the condition of the vehicle. Roney said it is a stable working vehicle with a lot of use left in it. He said the equipment is not out of service. He said the only money being put into it would be updating the batteries.

Council Member Hyer asked about South Weber City responding to calls outside the city and if there is income generated from that. Roney said we will need to go through state licensing for South Weber City to be dispatched outside the city. He said starting July 1, 2018 the Fire

Department will be staffing 24 hours a day. He said the ambulance can't be used until it goes through the application approval process.

Council Member Hyer moved to approve the purchase of ambulance for \$5,000. Council Member Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried

Approval of Partial Payment on new Fire Engine: Mayor Sjoblom stated the City Council previously approved the purchase of a new Fire Engine. This new engine is scheduled for delivery after July 1, 2018. Several pieces of equipment for the truck were budgeted for and purchased in this fiscal year. Funds have been set aside in the Capital Projects fund for the payment of the new engine. The city has received an invoice for the chassis portion of the engine. Rosenbauer is offering a discount of \$8,869.00 if we pay for the chassis, now rather than after July 1. \$222,233.00 is the amount requested to be paid in this fiscal year. This will require a budget amendment in June. There is a significant discount being offered for making a partial payment on the new Fire Engine now with funds already set aside for this purpose. The actual amounts are \$231,102.00 (Chassis) - \$8,869.00 (discount) = \$222,233.00 (net invoice).

Council Member Hyer moved to approve partial payment of new fire engine for \$222,233.00. 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

REPORTS:

Council Member Taylor: He asked about the status of 6650 South. Brandon Jones said contractors will receive plans for bids next week. He said it should be on the agenda for May 8th to award the bid.

Council Member Halverson: He felt the meeting with HAFB was very informative. He also attended the Parks and Recreation Committee Meeting. He said the meeting with La Roca went well. They discussed trees, fencing, times of use, etc. He said we need to remember they are a business. Discussion took place regarding UDOT not requiring sidewalk, curb, and gutter. He said South Weber Drive is a state road. Brandon Jones stated La Roca got approval from UDOT. He said UDOT did not say anything about limitation on the amount of vehicles going in and out of the facility. Council Member Hyer is concerned about what was presented to the council and what is going on now. Mayor Sjoblom requested Mark McRae to contact UDOT and have them look at the traffic flow.

Council Member Hyer: He is concerned about creating conditional use permit issues. He suggested staying as close as possible to the original conditional use permit with La Roca. He is looking forward to the process for a new City Manager and thanked Mark McRae for serving as interim City Manager.

Council Member Petty: She said the Parks and Recreation Committee met to discuss a dog park at 2020 East in the detention basin. Mark Larsen and his team are working on installing the gate and rules for that. She said they discussed restrooms at Memorial Park. There are concerns

with people using the detention basin as a soccer field and the need for restrooms. They may amend the budget to include that.

Council Member Winsor: The Municipal Utilities Committee met last week and have recommended six different budgets. He will be attending the Mosquito Abatement Meeting. The Finance Committee will meet this Friday.

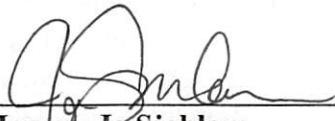
Mayor Sjoblom: She reported that last week council members, city managers from Washington Terrace and South Ogden, and herself screened the 84 applications for city manager. Interviews will begin this Thursday from 1:30 to 5:30 p.m.

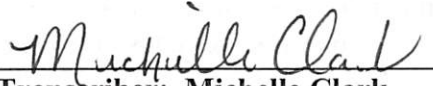
Mayor Sjoblom, Council Member Halverson, Mark McRae, Commissioner Taylor Walton, and Chris Tremea met with four representatives from HAFB last Wednesday. She said they had a lengthy discussion in which they presented their actions and remedies for groundwater remediation. They will be here May 8th to give a brief presentation to the entire council. Mark McRae said there is additional information including maps.

Mayor Sjoblom met with Kelly Parkes, owner of the soccer complex to get the Conditional Use Permit in place.

City Manager: Mark McRae reported that the previous developer at the S-curve city property has released their offer. Mark received a new contract today for multi-use. The contract allows for the council to make a decision within six days, which he feels is not long enough to allow for a decision to be made. He said Public Works and Sheriff's Office will present quarterly reports on April 17th. He said there will be no council meeting on April 24th because of the Utah League of Cities and Towns Conference in St. George.

ADJOURNED: Council Member Winsor moved to adjourn the Council Meeting at 7:45 p.m. Council Member Petty seconded the motion. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.

APPROVED:  Date 5/8/18
Mayor Jo Sjoblom


Transcriber: Michelle Clark

Attest: 
Deputy Recorder: Lisa Smith