

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 17 October 2017

TIME COMMENCED: 5:01p.m.

PRESENT: MAYOR:

Tammy Long

COUNCILMEMBERS:

Scott Casas
Kent Hyer (arrived 5:02 p.m.)
Merv Taylor
Jo Sjoblom
Wayne Winsor (excused)

CITY ENGINEER:

Brandon Jones

CITY ATTORNEY:

Doug Ahlstrom

CITY RECORDER:

Mark McRae (excused)

CITY MANAGER:

Tom Smith

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Martin Jensen, Bruce Williams, and Tim Grubb.

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

AGENDA: Council Member Taylor moved to approve the agenda as written. Council Member Sjoblom seconded the motion. Tom called for the vote. Council Members Casas, Sjoblom, and Taylor voted yes. The motion carried.

CONFLICT OF INTEREST: None

Council Member Hyer arrived at 5:02 p.m.

CONSENT AGENDA:

- **RES 17-39 Appoint General Election Poll Workers**

Resolution 17-39 states the following be appointed as poll workers: Kim Egginton, Deborah Worthen, Tracy Goertzen, and Katherine Adamson.

Council Member Sjoblom moved to approve the consent agenda as written. Council Member Taylor seconded the motion. Tom called for the vote. Council Members Casas, Sjoblom, Hyer, and Taylor voted yes. The motion carried.

ACTIVE AGENDA:

RESOLUTION 17-38 Consideration for Adoption of a Resolution of the City Council of South Weber City, Utah authorizing the Issuance and Sale of not more than \$3,500,000 Aggregate Principal Amount of Water Revenue Refunding Bonds, Series 2017 and Related Matters: Tom Smith, City Manager, said Bruce Williams is here to discuss the bond process. Bruce Williams, of Zions Public Finance, said a couple of weeks ago he made a presentation with the Council. He reviewed (Refunding Bond Options):

Refunding Bond Options

	Option #1	Option #2
	<u>Equal Annual Savings</u>	<u>Shorten Bond Term</u>
PAR Amount of Bonds	\$ 3,000,000	\$ 3,000,000
Gross Savings	\$210,000 to \$345,000	\$325,000 to \$522,000
Average Annual Savings	\$9,150 to \$15,000	\$2,200 to \$2,300
Net Present Value Savings (Today's Dollars)	\$159,000 to \$255,000	\$194,000 to \$294,000
Net NPV Benefit (Savings as a % of Refunded Principal)	5.89% to 9.46%	7.19% to 10.91%
True Interest Cost Rate (TIC)	3.03% to 3.33%	2.92% to 3.25%
All Inclusive Cost Rate (AIC)	3.35% to 3.62%	3.26% to 3.59%
Final Payment Date	2040	2038 to 2039
Bond Term (Years)	23	21 to 22

He anticipates the true interest cost rate (TIC) between 2.92% and 3.25%. Council Member Casas asked who approached who concerning the item. Tom said Zions Bank approached the City. Council Member Casas said the City could have doubled their opportunity a year ago. Bruce said rates are still low. He doesn't anticipate rates going lower. Bruce said tonight the Council is looking at whether or not to approve a parameters resolution. He discussed the schedule and said by the middle of the December they will probably close. Council Member Taylor asked what the City's bond rate is. Bruce said the City currently has an "A" rating. Bruce reviewed Resolution 17-38 Section 1 which is as follows:

Section 1. For the purpose of (a) refunding the Refunded Bonds, (b) funding a deposit to a debt service reserve fund, if necessary, and (c) paying costs of issuance of the Series 2017 Bonds, the Issuer hereby authorizes the issuance of the Series 2017 Bonds which shall be designated "South Weber City, Utah Water Revenue Refunding Bonds, Series 2017" (to be issued from time to time as one or more series and with such other series or title designation(s) as may be determined by the Issuer) in the aggregate principal amount of not to exceed \$3,500,000. The Series 2017 Bonds shall mature in not more than twenty-four (24) years from their date or dates, shall be sold at a price not less than ninety eight percent (98%) of the total principal amount thereof, shall bear interest at a rate or rates of not to exceed

five percent (5.00%) per annum, as shall be approved by the Designated Officers, all within the Parameters set forth herein.

Council Member Casas voiced his concerns about Zions Bank not coming to the City last year to do this a year ago. He said the City missed out on \$500,000 because this wasn't done last year. Bruce agrees there was a period of approximately three months this could have happened. Council Member Hyer asked about the fees associated with this. Bruce said the fees underwriters discount is ½% and in addition he anticipates cost of issuance of \$80,000. Council Member Hyer is concerned about the maximum of \$3,500,000. Council Member Casas said he isn't happy with how the resolution is written. Council Member Casas said Zions Banks bill wasn't part of the bill and he has a problem with that. He doesn't feel that wasn't fair to present a presentation without a cost. Council Member Hyer asked for a breakdown of costs. Bruce said he can get a breakdown of fees. Doug Ahlstrom, City Attorney, said he reviewed the resolution and felt it sets the parameters and limits and is the way this business works. He doesn't see any red flags in it. He said it isn't unusual for them to disclose the fees. Tom said Mr. Williams did tell him approximately what the fees would cost, but didn't go into it. Martin Jensen said there is nobody better in this business than Zions Bank. He recently closed a bond with them for Salt Lake County.

Council Member Casas moved to approve RESOLUTION 17-38 Consideration for Adoption of a Resolution of the City Council of South Weber City, Utah authorizing the Issuance and Sale of not more than \$2,900,000 Aggregate Principal Amount of Water Revenue Refunding Bonds, Series 2017 and Related Matters for Option #2. Council Member Hyer seconded the motion.

Further discussion on the motion took place. The Council reviewed the cost of the bond and the fees. Doug Ahlstrom, City Attorney, said he has complete trust in Zions Public Finance. He said the fees are what they are. He would trust their opinion.

Tom called for the vote. Council Members Casas, Hyer, Sjoblom, and Taylor voted yes. The motion carried.

Parks and Recreation Needs Assessment – Martin Jensen: Council Member Casas said the last survey was conducted in 2009. He discussed the importance of doing something with the data after it is collected. Martin Jensen said he has lived in South Weber City for twelve years. He works for Salt Lake County Parks and Recreation. He would like to offer assistance in trying to help the City deal with Parks and Recreation issues. He feels the City can prepare themselves better. He feels a needs assessment survey would be helpful. He said he conducts a needs assessment every five years and a master plan every ten years. He partners with Utah State University. He encouraged the City to conduct a needs assessment survey. He is happy to help and give is advice. He feels it will help make the Council's jobs easier. He said it allows the Council to hear the voices of the community. Tom asked if the survey includes ways citizens would want these things to be financed. Council Member Sjoblom said the survey does ask how they believe the fees required to run the activity/program should be paid. Martin discussed the Bonneville Shoreline Trail. He said this trail is heavily used. He said people in South Weber would love this trail to continue north to the Weber River. He feels the City should be looking at this and investigating grants. The Council thanked Martin for his time. He suggested having a mailing company mail out the survey to single family homes. He said part of USU extension,

they put together the data. Martin suggested randomly sending the survey out. He suggested using the database called National Recreation Parks Association Progris. He said parks are what make are communities better. He said the potential trails for the City gets him excited. He would be happy to help in any way he can. He thanked the Council and Mayor for what they do.

The Council discussed sending a survey to every resident. It was decided that Tom will put together a draft, and meet with the Parks Committee.

Council Member Sjoblom moved to approve a USU Parks and Recreation Needs Assessment Survey not to exceed \$3,000. Council Member Casas seconded the motion. Tom called for the vote. Council Members Casas, Hyer, Sjoblom, and Taylor voted yes. The motion carried.

Old Fort Road Property Acquisition

Tom Smith, City Manager, said he met with Brandon Jones, City Engineer, to discuss this. Brandon said the driving force is that development, both existing and potential, continues to be active along and at the end of the existing Old Fort Road (6650 South, East of 475 East). In order to meet with the City’s long term goals, as it relates to this road and related economic development, the City Staff feel it is best to be proactive and seek partnering opportunities as much as possible in order to maximize the use of tax payer dollars. Therefore, City Staff compiled the following list of tasks to be accomplished and their associated status in order to get feedback and direction on next steps.

Item	Description	Status
Design Standards		
1	Adopt Standard Street Cross Section	COMPLETED – Originally adopted by the City Council on 12/8/2015. Reviewed and renewed at joint CC/PC meeting 8/15/2017.
2	Adopt 475 East intersection configuration	COMPLETED – Adopted Option 2 (Sweeping Tee with free right) at 8/15/2017 joint meeting with CC and PC.
Right-of-Way (Property) Acquisition		
3	Stephens Property (13-023-0127 & 13-018-0052) – along 6650 South, north side & 475 East, east side <i>1.276 Acres</i>	Mr. Stephens was originally willing to donate the property needed for the ROW; Currently inquiring to see if Mr. Stephens will still honor that offer.
4	Archuleta Property (13-018-0014) – portion along northeast corner of parcel <i>0.059 Acres</i>	Formerly owned by Lambersons. Originally received an “Administrative Compensation Estimate” (ACE) estimate for purchase of property at \$7,000. This estimate needs to be updated to current values.

5	Spaulding Property (13-018-0071) – along 6650 South, south side <i>0.191 Acres</i>	Based on Lamberson ACE, would be valued at approx. \$22,700.
6	Rocky Mountain Power Property (13-018-0053) – along 6650 South, north side <i>0.133 Acres</i>	Originally negotiated donated property in exchange for improvements constructed. Need to renew agreement, if/when moving forward.
7	M-B South Weber Land LLC Property (Riverside Place) – along 6650 South, south side <i>0.303 Acres</i>	Will be automatically dedicated when the plat for Riverside Place Phase 4 is recorded, or could be dedicated as a separate document sooner, if needed.
8	Cook Property (13-275-0005) – extension of 6650 South, east end	Not part of the original draft development agreement. Will be automatically dedicated when the plat for that development is recorded, or could be dedicated as a separate document sooner, if needed.

Estimated Costs and Participation		
9	Bruce Stephens	Originally agreed to donate \$170,000 towards construction costs. Currently inquiring to see if Mr. Stephens will still honor that offer.
10	M-B South Weber Land LLC	Originally agreed to pay \$285,000 towards their proportionate share of the construction costs. Currently have verbally agreed to pay half the street width along the frontage of Riverside Place, estimated by J&A at approx. \$120,000.
11	Cook Property	Not part of the original draft development agreement. Have had initial discussions regarding paying for entire road, but the City would construct it.
12	South Weber City	Total Project Cost originally estimated at \$1,166,422. With participation, the City's portion was \$711,422. - Due to some of the storm drain being installed, but higher construction costs, the current cost estimate is approx. \$1,100,000. With participation mentioned above, the City's portion would be \$810,000.
Design and Construction		
13	Design Drawings	The original project was designed to about 85% complete. With additional changes at the 475 East intersection and potentially adding the Cook property, what has already been designed would represent about 65% complete.

14	Project Construction	If the Cook property could be included, then the City would design and construct the entire road. The road connecting to Old Fort Road at the Cook property would provide for a thru-street connection back to Canyon Meadows Drive, thus avoiding the need for a turnaround.
Outside Potential Funding Sources		
15	Davis County Prop 1 Grant (Local)	This year (2017) was the first year that Davis County made available Prop 1 monies for eligible projects. J&A submitted a Notice of Intent for the City, but the application was not selected. This may be a potential source of funding in upcoming years.
16	WFRC STP Funding (Federal)	If the City could get Old Fort Road functionally classified as a collector prior to it actually being constructed, then it would become eligible for this type of funding. However, federal funding requires the completion of an environmental document (paid for with local money) and other requirements that are not required with local funding.

Council Member Casas recommended pursuing the Archuleta property (13-018-0014). Council Member Hyer suggested asking the Archuletas for a donation of their property first. Brandon pointed out the road connecting to Old Fort Road at the Cook property would provide for a thru-street connection back to Canyon Meadows Drive, thus avoiding the need for a turnaround. Council Member Casas asked what prompted this now. Brandon said the Cook development. Tom would like to know what the Council’s feelings are. Council Member Casas feels the small acquisitions are doable. He feels the road needs to go thru. Tim Grubb said Riverside Place is waiting to see what the City decides because that developer is ready to patch that portion of the road. Council Member Casas suggested doing curb, gutter, etc. on the south side of the road. Brandon said it can be done. Council Member Casas suggested installing 20 ft. of asphalt as well. He feels that makes more sense fiscally. Brandon said it can be done. He would suggest a full width road past 475 intersection. The Council discussed approaching Mr. Stephens. Council Member Hyer suggested in the future being careful about putting out numbers for property purchase.

Council Member Sjoblom moved to approve the Old Fort Road property acquisition with property owners and a design for the south half of the road to Riverside Place at 475 East intersection. Council Member Casas seconded the motion. Tom called for the vote. Council Members Casas, Hyer, Sjoblom, Taylor voted yes. The motion carried.

Award Transportation Capital Facilities Plan and Impact Fee Facilities Plan consultant services agreement: Tom Smith, City Manager, said on Friday, October 6, 2017 proposals were received in response to the 2017 Transportation CFP and IFFP RFP (Request for Proposals). An advertisement for the RFP was published in the Standard Examiner (2 different times), and posted on SciQuest. The RFP was available for free at the City Office (hard copy) or on the Jones & Associates website, jonescivil.com (electronic copy). Twelve companies downloaded the RFP. Two Proposals were received. The two firms that responded were Horrocks Engineers and Hales Engineering.

The Evaluation Criteria was clearly stated in the RFP. A complete review and evaluation of both proposals was performed. Both firms scored the same on qualifications (experience and

references) as well as on time schedule. Both firms proposed to have the work completed in 6 months. The remaining criterion was The Scope of Work/Approach and Fee. In evaluating both firms on these items, both scored very well. However, in the end, Horrocks Engineers scored better than Hales Engineering for the following reasons:

- Horrocks' office is very close in proximity to South Weber (thus being able to be more responsive and maximum time spent on the project, rather than on travel)
- Horrocks approach included some additional thoughts that added to the overall value of the CFP and IFFP.

Therefore, the City Staff recommends that the contract be awarded to Horrocks Engineers in the amount, not to exceed \$29,897.22.

Council Member Casas moved to award the Transportation Capital Facilities Plan and Impact Fee Facilities Plan consultant services agreement to Horrocks Engineers in the amount not to exceed \$29,897.22. Council Member Hyer seconded the motion. Tom called for the vote. Council Members Casas, Hyer, Sjoblom, and Taylor voted yes. The motion carried.

Council Member Hyer discussed resident's concerns with how the Transportation Utility Fund is being used. He wants to make sure those funds are used appropriately.

Award Park & Ride Snow Removal Service Contract

Tom Smith, City Manager, said the bid went out for two weeks and the City received one bid from Green Castle. The bid is \$170 cost per push and \$100 per ton of de-ice material.

Council Member Taylor moved to award the park & ride snow removal service contract to Green Castle for an extension of five years. Council Member Hyer seconded the motion. Tom called for the vote. Council Members Casas, Hyer, Sjoblom, and Taylor voted yes. The motion carried.

Award Street Striping quote

Tom Smith, City Manager, said the budget has allocated \$4,000 for street striping. The City received one bid by phone call from American Pavement Marking, LLC for \$7,515.25. He said the bid includes some additions which include signage and striping at Central Park. Council Member Hyer suggested adding more road to the project if that would get a company to come in for a \$1,000 more. Council Member Casas feels the public safety roads should be done first.

Council Member Casas moved to direct staff to negotiate striping for safety for up to \$4,000. Council Member Sjoblom seconded the motion. Tom called for the vote. Council Members Casas, Hyer, Sjoblom, and Taylor voted yes. The motion carried.

PUBLIC COMMENTS: (None)

REPORTS:

Mayor Long: She attended the 50 year celebration of the South Weber Fire Department. She also attended the Fire Prevention Night yesterday. She attended the Mosquito Abatement Meeting. West Nile Virus pools are high in Davis County. She attended the Central Weber

Sewer Meeting passed a 6% increase at \$1.10 per resident. Tom said this will be passed along to the residents.

Council Member Hyer: He said Tom met with the Country Fairs Day Committee. They reviewed how the City supported the celebration. He hasn't seen a full report. He understands Paul is still waiting for all the receipts to be turned in. He said the Dust Committee met and discussed a dust collecting system for \$250 that people can order and put in their yard. He suggested working with the gravel pit companies to see if they can help fund these units. He said most residents don't trust the gravel pits information. He suggested contacting Parsons to see if they will help street sweeping dust ridden areas. He said the citizen's biggest concern is what is in that dust and is it harmful for their children.

Council Member Sjoblom: She reported the digital sign structure will be completed by Carl Bastian weather permitting this year, if not he will have to do it in the spring. She attended the Fire Department Celebration and Fire Prevention Night.

Council Member Casas: He asked if anyone has watered the trees at Central Park. He said for the next month they will need some extra water. The Council discussed the maples trees along 2700 East. Council Member Casas said he thinks the maples on the north end might need more water.

City Manager: He attended a Legislative Policy Meeting on Monday. He suggested the Council read the information in his memo. He is working with Council Member Sjoblom and Hyer to meet with Senator Millner and Representative Miles. He will not be in attendance for next week's Council meeting. He reported there is an issue with the 2003 snow plow. He said the procurement policy is \$5,000.

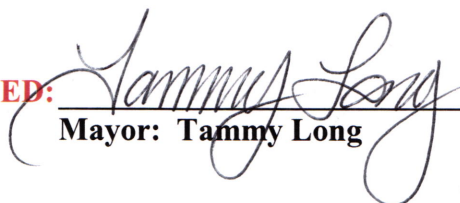
Planning Commission Liaison: He said the Planning Commission approved the Public Works Standards and the Impact Fees. A special meeting will be held in November to discuss the proposed twin home development.

Council Member Taylor moved to direct the City staff to direct the Planning Commission review conditional uses in all zones. Council Member Casas seconded. Tom called for the vote. Council Members Casas, Hyer, Sjoblom, and Taylor voted yes.

City Attorney: Doug Ahlstrom will be reviewing the Staker Parson Development agreement. He will put together a report for Tom to distribute to the Council.

ADJOURNED: Council Member Hyer moved to adjourn the meeting at 8:53 p.m. Council Member Sjoblom seconded. Tom called for the vote. Council Members Casas, Hyer, Sjoblom, and Taylor voted yes. The motion carried.

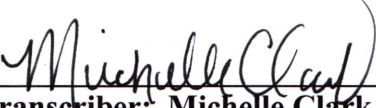
APPROVED:



Mayor: Tammy Long

Date

11-21-2017



Transcriber: Michelle Clark

Attest: 

City Recorder: Mark McRae