

SOUTH WEBER CITY COUNCIL WORK MEETING

DATE OF MEETING: 10 October 2017

TIME COMMENCED: 5:02 p.m.

PRESENT: MAYOR:

Tammy Long

COUNCILMEMBERS:

Scott Casas

Kent Hyer (excused)

Jo Sjoblom

Merv Taylor

Wayne Winsor (excused)

CITY MANAGER:

Tom Smith

CITY ENGINEER:

Brandon Jones

Transcriber: Minutes transcribed by Michelle Clark

VISITORS: Mark Larsen (Public Works Director)

Mayor Long excused Council Member Winsor and Hyer from tonight's meetings.

CONSENT AGENDA:

- **Approval of September 26, 2017 Work Meeting and Meeting Minutes**
- **Approval of September 2017 Check Register**
- **RESOLUTION 17-37 Appointment of City Finance Director/Recorder**

Mayor Long asked if there were any questions with the minutes. There were none. She asked if there were any questions with the check register. Tom said this register includes Country Fair Days. Mayor Long asked if the council if they have any questions concerning Resolution 17-37. Council Member Casas is concerned about and would like to know what led to the decision with not replacing the City Recorder. Tom said the Court Clerk will take over some of the City Recorder duties. He said the other office assistants will be taking over other duties. He said he would like to try this until at least the first of the year. He feels confident that these individuals will be able to handle the work. Council Member Sjoblom said she and Council Member Winsor discussed this in the Administration Committee meeting and feel good about it.

ACTIVE AGENDA:

Parks and Recreation Needs Assessment – Martin Jensen: Mayor Long said this item will be moved to the next agenda as Mr. Jensen was not able to attend tonight's meeting.

ORDINANCE 17-15 Amendment to Code Section 11.04 Improvement Requirements

Brandon Jones, City Engineer, said he sent a memo and the text revisions for Ordinance 17-15 to the Council. He said the text now reads in chronological order. He said the City Staff are responsible for administering and ensuring that the City Code is followed. This is particularly critical when it comes to the development process. Over the past several years the City has seen a significant increase in development activities. As the Staff has applied and enforced the code, there have been a few elements that have shown to be problematic or

unreasonable in administering or enforcing. Although there are other areas of the Code that potentially need some revision, the Staff recommends the following changes/clarifications to Section 11.04 (Improvements Requirements). These changes primarily apply to the construction and acceptance portion of the Code. There are no requirements being removed. The changes apply as it relates to the timing of required improvements. He said on 14 September 2017 the Planning Commission reviewed the amendments and recommended the City Council approve. Council Member Casas is concerned because he feels the City is being less restrictive and feels the City is going backward. Brandon said the recommendations being suggested are now in the way that construction actually happens. He went on to explain the development process. Council Member Casas interprets this as the City having more burden and not the developer. Brandon said burdens have not changed at all, but the timing of things has changed. Tom feels there are less steps because they get checked off in bulks verses every little thing. He said the incentive for the developer is to do it so they can get their escrow money back. Council Member Casas stated some of the street lights in the City are owned by Rocky Mountain Power some are owned by the City. Mark Larsen said in the future the City would like to turn all the street lights over to Rocky Mountain Power. Council Member Casas said three years ago when he did a street light study, it was three times cheaper for the City to repair the street lights verses Johnson Electric to repair it; however, the City pays Rocky Mountain Power to maintain the street lights. Brandon explained that with this ordinance the City will be responsible to request the street lights verses the developer. He said all of the lights will be LED. He said none of the amendments he is suggesting harms the City in any way or puts them at risk. He said developers will still need to complete the ordinance requirements.

ORDINANCE 17-10 Amendment to Code Section 3.01.090 Inspections and Chapter 3.09 Mobile

Businesses: Tom Smith, City Manager, said the State Legislature has updated Utah Code with the Food Truck Licensing and Regulation Act (UCA 11-56) effective 9 May 2017. The City staff has updated the Mobile Business Ordinance in City Code to comply with State requirements and has found areas for improvement with the existing code. Tom said concerning 3.01.90 the language has been changed for mobile food vendor. He said the definition of mobile businesses has been changed to mobile vendor. Tom said there is a fee associated if the vendor wants electricity and water on City property. He said a mobile vendor needs a business license from at least one city that can transfer to other cities.

RESOLUTION 17-32 Amendment to Consolidated Fee Schedule Chapter 6:4. Mobile Businesses

Tom said the fees for Chapter 6: Business Licenses are as follows:

4. Mobile Businesses

- A. License \$50
- B. Use Permit \$40
- C. Special Event Permit \$30
- D. Food Truck Permit \$30

Council Member Casas asked if there has been an interest in our city. Tom said yes.


Market Adjustment to Fire Chief Position: Tom said this item was discussed at the last Council meeting. The increase would go from \$23,400 to \$39,000 per year. An amendment would be made to the budget in June 2018. Tom would like to see the pay increase take place immediately. He said he is pushing this item because he wants to hold the same standard of service if this Fire Chief were to leave. Council Member Casas said the level of service far exceeded his expectations. He said this summer was catastrophic and feels it could have been a lot worse. He said the individual made that position well. Council Member Sjoblom said in comparison to similar positions, the staff recommendation is well within that range. She agrees with staff recommendation. Mayor Long asked if the Council would like to wait to make a decision so that Council Member Winsor and Hyer can be here. Council Member Casas said they have every opportunity to be to this meeting.

Adjourned at 6:00 p.m.

APPROVED: _____ Date
Mayor: Tammy Long

Transcriber: Michelle Clark

Attest:



City Recorder: Mark McRae

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 10 October 2017

TIME COMMENCED: 6:01 p.m.

PRESENT: MAYOR:

Tammy Long

COUNCILMEMBERS:

Scott Casas
Kent Hyer (excused)
Merv Taylor
Jo Sjoblom
Wayne Winsor (excused)

CITY MANAGER:

Tom Smith

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Mark Larsen (Public Works Director), Tim Grubb, Val Petersen, and John Grubb.

Mayor Long called the meeting to order and excused Council Member Hyer and Winsor from tonight's meeting.

PLEDGE OF ALLEGIANCE: Council Member Casas

PRAYER: Council Member Taylor

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

CONFLICT OF INTEREST: None

QUARTERLY REPORT: Public Works Department: Mark Larsen, Public Works Director, reported that 1250 East is in the final punch list stage. He said Cottonwood Drive has been completed. He said Uintah citizens called to thank the City. Riverside Place Subdivision has taken out three building permits. Old Maple Farms Subdivision is installing asphalt. Tom said the City Staff will dead end 6650 South when Silver Oak Lane is connected to 6650 South. Brandon said it is looking like that will happen in the spring because of weather. Hidden Valley Meadows Subdivision is currently installing asphalt. Mark said if anyone has anything they would like to see in the quarterly report, please send him an email. Council Member Casas is concerned about the storage of salt. Brandon said given the importance of other items, this winter they will be researching the possibility of relocating the city shops. Brandon doesn't feel the City is in any kind of danger as they are looking at options for salt storage.

CONSENT AGENDA:

- **Approval of September 26, 2017 Work Meeting and Meeting Minutes**
- **Approval of September 2017 Check Register**
- **RESOLUTION 17-37 Appointment of City Finance Director/Recorder**

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

ACTIVE AGENDA:

Parks and Recreation Needs Assessment – Martin Jensen: *(This item will be moved to the next City Council agenda)*

ORDINANCE 17-15 Amendment to Code Section 11.04 Improvement Requirements

The City Staff are responsible for administering and ensuring that the City Code is followed. This is particularly critical when it comes to the development process. Over the past several years the City has seen a significant increase in development activities. As the Staff has applied and enforced the code, there have been a few elements that have shown to be problematic or unreasonable in administering or enforcing. Although there are other areas of the Code that potentially need some revision, the Staff recommends the following changes/clarifications to Section 11.04 (Improvements Requirements). These changes primarily apply to the construction and acceptance portion of the Code. There are no requirements being removed. The changes apply as it relates to the timing of required improvements.

Council Member Sjoblom moved to approve ORDINANCE 17-15 Amendment to Code Section 11.04 Improvement Requirements. Council Member Casas seconded the motion. Tom called for the vote. Council Members Casas, Taylor, and Sjoblom voted yes. The motion carried.

ORDINANCE 17-10 Amendment to Code Section 3.01.090 Inspections and Chapter 3.09 Mobile Businesses: Tom said the State Legislature has updated Utah Code with the Food Truck Licensing and Regulation Act (UCA 11-56) effective 9 May 2017. The City staff has updated the Mobile Business Ordinance in City Code to comply with State requirements and has found areas for improvement with the existing code.

Council Member Taylor moved to approve ORDINANCE 17-10 Amendment to Code Section 3.01.090 Inspections and Chapter 3.09 Mobile Businesses. Council Member Sjoblom seconded the motion. Tom called for the vote. Council Members Casas, Taylor, and Sjoblom voted yes. The motion carried.

RESOLUTION 17-32 Amendment to Consolidated Fee Schedule Chapter 6:4. Mobile Businesses: The following are the amendments:

Chapter 6: Business Licenses

4. Mobile Businesses

A. License \$50

B. Use Permit \$40

C. Special Event Permit \$30

D. Food Truck Permit \$30

Council Member Casas moved to approve RESOLUTION 17-32 Amendment to Consolidated Fee Schedule Chapter 6:4. Mobile Businesses. Council Member Sjoblom seconded the motion. Tom called for the vote. Council Members Casas, Taylor, and Sjoblom voted yes. The motion carried.

Market Adjustment to Fire Chief Position: Tom Smith, City Manager, said in the last Council meeting it was discussed to make a market adjustment to the Fire Chief position. He would like to keep the same level of service should this Fire Chief move on. He would like the market wage to be competitive. It would also change the pay from hourly to salary. He said it will go from \$15 per hour \$23,400 per year to \$25 per hour to \$39,000 per year. This position will not be receiving benefits.

Council Member Taylor moved to approve the Market Adjustment to Fire Chief Position. Council Member Casas seconded the motion. Tom called for the vote. Council Members Casas, Taylor, and Sjoblom voted yes. The motion carried.

PUBLIC COMMENTS:

John Grubb, 6966 S. 475 E., discussed Resolution 14-07 being incorporated into the agreement. He has put together a draft for Tom. He said the minutes from the last meeting discussed an unsigned agreement. He said that is not the original agreement. He is still working on a new agreement. He said there are approximately 40 members of the train club.

Tim Grubb, 6926 S. 475 E., said the Petersen family donated a couple of acres to Canyon Meadows Park in which a family barn was donated as well. He said at one time discussion took place regarding possibly restoring the barn. He said the family did agree to let the City do what they want with the barn. He said many residents use the barn for family photos but it is falling apart and needs some maintenance. He said the property donated is phase 4 of the park. He said that area is also a pretty passive use. He said the City's master plan shows a bowery right where the barn sits. He would like to see a bowery. He has had an engineer come out and look at it. He would like to know the possibility to convert the barn into a bowery. He suggested putting together a committee to help restore the barn into a bowery. He understands the City doesn't have funds to do this right now, but he would like to see it included in a master plan. He would suggest putting a new roof on it to stop deterioration. He estimated it costing \$10,000 to \$25,000. He said the size is 26' x 52'. He said this would add a little bit of country to the park. Allowing for picnic tables, family photos, etc. He is asking that this be part of the City's master plan.

REPORTS:

Mayor Long: She attended a Waste Management Meeting in Baltimore. She said there are a lot of finance groups looking to fund smaller countries for making sure trash removal is being paid. She had the opportunity to tour some very large landfills.

Council Member Sjoblom: She thanked those involved with Meet the Candidate Night.

Council Member Casas: He said the new trees have been planted at Central Park. He would like to know the comparisons for building permits. Tom said he will report on that in November.

City Manager: He reported that the City is trying to get a street striping quote but has only received one response. He said October 14th is the Fire Department 50th year anniversary. October 16th at 6:00 will be a Fire Prevention Night.

Planning Commission: Tim Grubb, representing the Planning Commission, reported that the Planning Commission will be meeting this Thursday to discuss the following: Amending Code Ordinances: 11.06 Impact Fees; 10.5P.2 & 3 Residential Patio (R-P), Permitted Uses and Conditional Uses, Adopting Code Ordinance, 10.5Q Visual Buffer Overlay Zone (V-B), Land Use Specifications: Public Works Standards, Conditional Use Permit: Application for twin homes located at approx. 7170 S. 1700 E. (Parcel 13-017-0013) approx. 0.6 acres, by applicant Jason Bickley. Discussion took place regarding the twin home being only 30 ft. from Interstate 84. It was stated it meets city code. Council Member Casas feels this is not safe for the location of the building. Discussion took place regarding the new soccer complex and the buffer yard from Trevor Schenk's property. It was stated that no landscaping has taken place yet. They are currently working on the parking lot. Discussion took place regarding South Weber Drive access to the complex. It was stated there is a west turning lane going into the complex. Brandon said they have met UDOT's requirements.

ADJOURNED: Council Member Sjoblom moved to adjourn the meeting at 7:03 p.m. and go into a CLOSED MEETING - as per UCA § Section 52-4-205(1)(D): to discuss the purchase, exchange or lease of real property, including any form of a water right or water share. Council Member Taylor seconded. Tom called for the vote. Council Members Casas, Taylor, and Sjoblom voted yes. The motion carried.

Mayor Long welcomed everyone back into the open meeting and asked if there was any further discussion.

Council Member Sjoblom moved to direct the City Staff to enter into an agreement to meet with the agent to purchase parcel 13-021-0054 for \$215,000. Council Member Taylor seconded. Tom called for the vote. Council Members Casas, Taylor, and Sjoblom voted yes. The motion carried.

ADJOURNED: Council Member Taylor moved to adjourn the City Council meeting at 7:38 p.m. Council Member Sjoblom seconded the motion. All were in favor.

APPROVED: _____ Date
Mayor: Tammy Long

Transcriber: Michelle Clark

Attest:



City Recorder: Mark McRae