

# **SOUTH WEBER CITY COUNCIL WORK MEETING**

**DATE OF MEETING:** 14 November 2017

**TIME COMMENCED:** 5:02 p.m.

**PRESENT: MAYOR:**

**Tammy Long**

**COUNCILMEMBERS:**

**Scott Casas  
Kent Hyer (arrived at 5:15 p.m.)  
Jo Sjoblom  
Merv Taylor  
Wayne Winsor**

**CITY RECORDER**

**Mark McRae**

**CITY MANAGER:**

**Tom Smith**

**CITY ENGINEER:**

**Brandon Jones**

**Transcriber: Minutes transcribed by Michelle Clark**

**ATTENDEES:** Penny Stark, Natalie Dayton, and Brent Poll.

## **CONSENT AGENDA:**

- **Approval of October 24, 2017 Minutes**
- **Approval of September 2017 Budget to Actual**
- **Municipal General Election Canvass**
- **Approval of Street Light Installation at 1275 East Lester Dr. and street light agreement with Rocky Mountain Power**

Mayor Long asked if there were any questions on the minutes. Council Member Casas discussed the last paragraph on the first page of 24 October 2017 minutes concerning thickness of the sidewalk being 6". Brandon stated the thickness is 6" and the width for sidewalk is 6'. Mark McRae explained that the audio of this particular meeting was lost during transfer on the computer.

Mayor Long asked if there were any questions on the budget to actual. Councilmember Casas asked about previous budget to actuals. Mark McRae said he will get the council a copy of the June 2017 Budget to Actual report. He will also post the missing Budget to Actual reports on the website. Council Member Casas asked about whether or not the willow trees for Central Park have been paid yet. Mark will check into that.

Mayor Long said the agenda needs to be amended to include the Municipal General Election Canvas in the active agenda section as Resolution 17-42. Mark explained the council will be acting as the Municipal Board of Canvassers and will approve the canvass and election results for the November 2017 General Election.

**Council Member Hyer arrived at 5:15 p.m.**

Tom Smith reported on the street light to be located at 1275 East Lester Drive. He said it will cost the city approximately \$1,823 to have Rocky Mountain Power install it. Council Member Casas said he contacted Rocky Mountain Power about installing this as soon as possible. It was stated the light will be LED.

**ACTIVE AGENDA:**

**Public Hearing: Purchase of real property located at approx. 1080 Lester Dr., parcel #13-021-0054 for \$215,000:** Tom Smith, City Manager, said the property is approximately 1080 Lester Drive. He said the property has a clean title and is free of liens. The city has paid the earnest money of \$2,000. He said the purpose of the purchase of this is so that the city can maintain the corridor. He said because of recent emergencies this summer, the city noticed the difficulty of getting out of this area and therefore, would like to see the road go through for safety reasons. Council Member Hyer said if we make this purchase he said we may be sitting on this for five years or more because the Kaps don't seem to be interested right now in development. He said the typical citizen probably will not be crazy about this. Tom said Council Member Hyer brings up some good questions. Tom said a plan needs to be put in place. He said the intention from the beginning is that the city is not the developer. Council Member Casas suggested subdividing as a city. Council Member Winsor said the lots can't be built on until the road goes through. He said there are other procurements required to make this project whole. Council Member Casas said the quicker the city moves on this project, then the risk will be minimized. He hopes to minimize the cost as much as possible. Mayor Long is concerned about where the funds will come from to widen roads. Council Member Hyer said the developer will have to put the road through. Tom said the DeLong's are willing to sell. He said a developer build roads so they can sell homes. Council Member Sjoblom said a couple of meetings ago, the council gave the go ahead for Old Fort Road to procure easements etc. She asked how this purchase will affect Old Fort Road. Tom said it may slow the process. Brandon said a developer would be required to put in the infrastructure for the road. Tom said if the city doesn't purchase the property, it is very unlikely whoever purchases the property would be able to develop because of the 30 lot requirement in the city code. This area needs another ingress/egress in order to allow for more development. Council Member Hyer said by the city purchasing the property, it gives the city options. Council Member Casas doesn't think the city should sit idle after purchase. He said it will only benefit the city by recouping the cost as soon as possible. Brent Poll feels this will not be the last time the city will need property for a road. He asked how does the city do this and not do a half of dozen others in the city. Council member Casas said there is no other area in the city with an elementary school. He said the primary concern is safety for the school. Tom said the school will only continue to grow with the development going on in the city.

**ORDINANCE 17-19 Amending Subsection 11.06 Impact Fees: Parks and Trails (taking effect end of Dec.): (No discussion on this item)**

**Public Hearing: RESOLUTION 17-41 South Weber City Water Conservation Plan**

Brandon Jones, City Engineer, said South Weber City has a Water Conservation Plan (in accordance with U.C.A. 73-10-32) that establishes conservation planning efforts identifying water supply inventory for both present and future water requirements and establishes implementation procedures. He explained the goal is for a 1% reduction. He would recommend assigning a city employee to be the water conservation coordinator and put together a committee to help encourage people to conserve water. He said the city needs to continue to support the secondary water districts. He said the city is doing quite well in the use of water, but there is always room for improvement.

**Motion to approve an update to the City's Building Access System: (No discussion on this item)**

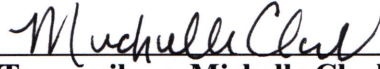
**Adjourned at 6:00 p.m.**

**APPROVED:**

  
\_\_\_\_\_  
Mayor: Tammy Long

Date

11-30-2017

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

Transcriber: Michelle Clark

Attest:

  
\_\_\_\_\_  
City Recorder: Mark McRae

City Recorder: Mark McRae

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 14 November 2017

**TIME COMMENCED:** 6:04 p.m.

**PRESENT:** **MAYOR:** Tammy Long

**COUNCILMEMBERS:** Scott Casas  
Kent Hyer  
Merv Taylor  
Jo Sjoblom  
Wayne Winsor

**CITY RECORDER:** Mark McRae

**CITY MANAGER:** Tom Smith

**CITY ENGINEER:** Brandon Jones

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Penny Stark, Natalie Dayton, Brent Poll, Stan Cook, James Cook, and Lynn Poll, Marlene Poore, Angie Petty, and Layne Kap.

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

**PLEDGE OF ALLEGIANCE:** Council Member Winsor

**PRAYER:** Council Member Casas

**AGENDA:** Council Member Winsor moved to approve the agenda as amended to move the Municipal General Election to the active agenda. Council Member Hyer seconded the motion. Mark called for the vote. Council Members Casas, Hyer, Taylor, Winsor, and Sjoblom voted yes. The motion carried.

**CONFLICT OF INTEREST:** None

## **CONSENT AGENDA:**

- Approval of October 24, 2017 Minutes
- Approval of September 2017 Budget to Actual
- ~~Municipal General Election Canvass~~
- Approval of Street Light Installation at 1275 East Lester Dr. and street light agreement with Rocky Mountain Power

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

**ACTIVE AGENDA:**

**Resolution 17-42 Municipal General Election Canvass:** The Council acted at the Municipal Board of Canvassers as they reviewed the election canvass. The results are as follows:

<u>4-Year Mayor Office (2018-2022)</u>	<u>Votes</u>
<b>Jo Sjoblom</b>	<b>835</b>
<b>Jeffery G. Monroe</b>	<b>682</b>

<u>4-Year Council Office (2018-2022)</u>	<u>Votes</u>
<b>Angie Petty</b>	<b>647</b>
<b>Melissa R. Hafen</b>	<b>576</b>
<b>Rob Osborne</b>	<b>570</b>
<b>Wayne E. Winsor</b>	<b>920</b>

<b>TOTAL NUMBER OF VOTERS:</b>	<b>1530</b>	<b>46.0%</b>
<b>TOTAL REGISTERED VOTERS:</b>	<b>3324</b>	

Council Member Winsor moved to accept the result as the Municipal General Election. Councilmember Sjoblom seconded the motion. Mark called for the vote. Council Members Casas, Hyer, Taylor, Winsor, and Sjoblom voted yes. The motion carried.

Council Member Sjoblom moved to approve Resolution 17-42 the Municipal General Election Canvass. Council Member Casas seconded the motion. Mark called for the vote. Council Members Casas, Hyer, Taylor, Winsor, and Sjoblom voted yes. The motion carried.

Council Member Hyer discussed Council Member Sjoblom moving to the office of Mayor in January 2018, which will leave a vacancy on the council. He would suggest looking into the possibility of the person who took second filling that seat. Mayor Long said that is against State code. She said the city is required to take applications for that vacant seat.

Council Member Sjoblom moved to open the public hearing for the purchase of real property located at approximately 1080 Lester Dr., parcel #13-021-0054 for \$215,000. Council Member Taylor seconded the motion. Mark called for the vote. Council Members Casas, Hyer, Taylor, Winsor, and Sjoblom voted yes. The motion carried.

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

**Public Hearing: Purchase of real property located at approx. 1080 Lester Dr., parcel #13-021-0054 for \$215,000:** Tom said approximately \$208,000 will come from impact fees and

\$7,000 will come from the Capital Projects Fund. He said the purpose of the property purchase is to preserve the area for the road. Tom reported there is a clean title on this property.

Mayor Long asked for public comment.

**Brent Poll, 7605 S. 1375 E.,** said he is surprised that the council realized there is only one access to the elementary school. He said the city knew this when they approved the Kap Subdivision and the Family Activity Center. He feels the city shouldn't buy ground for development. He said this change is not proactive. He feels this is unwise. He said if you have extra money then pay the Dickamores for their property you promised them.

**Penny Stark, 6040 N. North Fork Road,** said she applauded the city for being proactive. She said the city is going to continue to grow. She said the market is only going to go up. She has individuals interested in development. She is concerned for the safety for the elementary school and the need for a second access.

**Council Member Taylor moved to close the public hearing for the purchase of real property located at approximately 1080 Lester Dr., parcel #13-021-0054 for \$215,000. Council Member Sjoblom seconded the motion. Mark called for the vote. Council Members Casas, Hyer, Taylor, Winsor, and Sjoblom voted yes. The motion carried.**

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

Council Member Winsor said he is concerned about the city taking a developer role in procuring something that is already identified in the master plan. Council Member Hyer agreed with Council Member Winsor. He said there are other hurdles that need to come together to get the road through this area. He would rather help work with someone who wants to develop the property. Council Member Casas is confused because he thought Council Member Hyer was in favor of the corridor conservation. Council Member Hyer doesn't see how purchasing the property is going to preserve the corridor. He said no matter how we do it we have to preserve the corridor. Council Member Sjoblom is concerned that this purchase is only a piece of corridor. She said there are too many variables to spend that money not knowing when this can happen or take place.

**Council Member Casas moved to approve the purchase of real property located at approx. 1080 Lester Dr., parcel #13-021-0054 for \$215,000. Council Member Taylor seconded the motion. Mark called for the vote. Council Members Casas and Taylor voted yes. Council Member Hyer, Sjoblom, and Winsor voted no. The motion died 3 to 2.**

**ORDINANCE 17-19 Amending Subsection 11.06 Impact Fees: Parks and Trails (taking effect end of Dec.):** Brandon Jones, City Engineer, said on September 19, 2017, after considering the input of the public and stakeholders and relying on the professional advice and certification of the Parks and Trails Impact Fee Facilities Plan and Impact Fee Analysis Consultants, South Weber City adopted the findings, conclusions, and recommendations of the Impact Fee Facilities Plans and Impact Fee Analysis prepared by Zions Bank Public Finance Inc.

Subsections 11.06.010, and 11.06.040 of the South Weber City Code are hereby amended to read:

**11.06.010 Adoption.**

The South Weber City Council hereby approves and adopts the Impact Fee Analyses attached and the analyses reflected therein. The Impact Fee Facilities Plans and the Impact Fee Analyses, including the Weber Basin Water Conservancy Districts Treated Water Impact Fee, and Parks and Trails are incorporated herein by reference and adopted as though fully set forth herein.

**11.06.040 Impact Fees Levied.**

*Parks and Trails Impact Fees.*

The total maximum fee that can be charged is \$582.39 per capita. However, the actual fee charged will be based on a residential unit.

<i>Table 5: Summary of Parks &amp; Trails Gross Impact Fee Per Residential Unit</i>		
<b>Category</b>	<b>Household Size</b>	<b>Calculation per Capita</b>
Single-Family Residential	3.6	\$2,096.62
Multi-Family Residential	3.54	\$2,061.66
Non-Residential		No Fee

**Council Member Sjoblom moved to adopt ORDINANCE 17-19 Amending Subsection 11.06 Impact Fees: Parks and Trails (taking effect end of Dec.). Council Member Hyer seconded the motion. Mark called for the vote. Council Members Casas, Hyer, Taylor, Winsor, and Sjoblom voted yes. The motion carried.**

**Council Member Winsor moved to open the public hearing Resolution 17-41 South Weber City Water Conservation Plan. Council Member Sjoblom seconded the motion. Mark called for the vote. Council Members Casas, Hyer, Taylor, Winsor, and Sjoblom voted yes. The motion carried.**

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

**Public Hearing: RESOLUTION 17-41 South Weber City Water Conservation Plan**

Brandon Jones, City Engineer, said South Weber City has a Water Conservation Plan (in accordance with U.C.A. 73-10-32) that establishes conservation planning efforts identifying water supply inventory for both present and future water requirements and establishes implementation procedures. He said this plan is for conservation of culinary water. He said the city does support the secondary water districts. He would suggest the city assign a city employee as a Water Conservation Coordinator. Tom recommended Bryan Wageman for this position. Brandon said by adopting this it doesn't require the coordinator position. Council Member Casas thanked and commended Brandon for this plan and his willingness to take on the Governor's goals. He said the council has failed to change the city's pricing structure. He would hope the new council will look at this in the coming year.

Mayor Long asked if there was any public comment.

**Marlene Poore, 7931 S. 2325 E.,** said when she served on the council she was a proponent of looking at residents paying for how much water they use verses a set fee. She said it is not fair

for those who use the least amount of water and still have to pay the same as those who use more water. She said Riverdale, Clearfield, Roy, and Uintah etc. charge for use. She feels the city hasn't done anything to meet the Governor's goal of paying for what is actually used.

**Council Member Hyer moved to close the public hearing Resolution 17-41 South Weber City Water Conservation Plan. Council Member Sjoblom seconded the motion. Mark called for the vote. Council Members Casas, Hyer, Taylor, Winsor, and Sjoblom voted yes. The motion carried.**

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

**Council Member Winsor moved to approve RESOLUTION 17-41 South Weber City Water Conservation Plan. Council Member Sjoblom seconded the motion. Mark called for the vote. Council Members Hyer, Taylor, Winsor, and Sjoblom voted yes. Council Member Casas voted no. The motion carried 4 to 1.**

**Motion to approve an update to the City's Building Access System**

The current electronic keycard system was install several years ago. The software vendor has since gone out of business and the city is unable to get support and updates to the program. The software is incompatible with current versions of Microsoft and is installed and runnable on only one older model computer in the city. Although it is still functioning, the city is unable to add new users to the system, nor make changes to current staff permitted access. If a control panel should become inoperable, the city would not be able to get it repaired or replaced, and would be locked out from using that door.

The city received quotes from three vendors to replace the hardware and software with up-to-date equipment and software. The city staff recommends accepting the quote from Alpha Corp. Their quote includes using the existing locking mechanisms and card readers. The three quotes for hardware and software, less yearly maintenance, are: Alpha Corp \$ 6,107.75 Stanley Security \$ 7,323.40 AvTec \$ 18,435.22.

The cost will be allocated to the Building and Maintenance accounts of City Hall (¼), Street Dept. (¼) and Fire Dept. (½).

The city staff recommends accepting the quote from Alpha Corp to replace the hardware and software at a cost of \$6,107.75. The yearly software maintenance will be \$138.60.

**Council Member Hyer moved to accept the bid from Alpha Corp to replace the hardware and software at a cost of \$6,107.75 with a yearly maintenance cost of \$138.60. Council Member Taylor seconded the motion. Mark called for the vote. Council Members Casas, Hyer, Taylor, Winsor, and Sjoblom voted yes. The motion carried.**

**PUBLIC COMMENTS:**



**Penny Stark, 6040 N. North Fork Road, Liberty, UT**, said the Daytons brought the city another buyer for their property and the city told them no. She said this is only \$7,000 to preserve that corridor. She said you have money that you are going to use or lose. She asked if there is anyway the council can reconsider this offer and vote again.

**Natalie Dayton, 6436 W. Hwy 36 Weston, ID**, said she has been a resident of the city for 55 years. She has seen lots of mistakes and she has seen great things each of them have done, but she is in shock. She read the minutes of 10 October 2017. She discussed the council, on that day, going into a closed meeting, and then coming out and Council Member Sjoblom making a motion to go ahead with the purchase of this property. She said all she wants is to move forward. She has seen the safety issues with the elementary school. She is asking the council to look back at the 10 October 2017 meeting minutes as well as reconsider the motion made on the purchase of the property at 1080 Lester Drive.

**Penny Stark, 6040 N. North Fork Road, Liberty, UT**, said South Weber City means a lot to her. She said the integrity of the council is really important. She said she is willing to make up the difference of the \$5,000. This will help the council to keep their integrity in what they said they were going to do. She is willing to make up the financial difference. Tom said the three council members would need to rescind the motion. Mayor Long said if one of those three council members would like to put it on the next agenda they will need to rescind the motion.

#### **REPORTS:**

**Mayor Long:** She attended the Mosquito Abatement Meeting and reported there have been five deaths in Utah from West Nile Virus.

**Council Member Hyer:** He discussed the Dayton property. He agrees that there is no way that the city should be getting into paying for people's property. He said concerning 6650 South, he said there were blockade signs at one time and now residents on that road are now frustrated with the traffic. He thanked the Country Fair Days Committee and reported no money was used this year from the general fund. He then addressed La Roca and said there is discrepancy with what La Roca presented to the city verses what La Roca has put together in a booklet. He said Mr. Schenk has concerns with drainage pipes coming off of the soccer fields. He would suggest the city take a proactive look at that. He said next meeting the Youth Mayor and Youth City Council will be sworn in.

**Council Member Casas:** He asked the council if they would reconsider the purchase of the Dayton property. Council Member Sjoblom said she attended the closed meeting. She said she wanted the reassurance that they would not be approving the purchase of the property because there was only three council members in the meeting. She has since received new information since that meeting. She apologized but with further deliberation over this decision, she doesn't feel comfortable getting into the real estate business. She does see the need for another access and she wants to see it fixed, but she doesn't feel this is the correct way to do it.

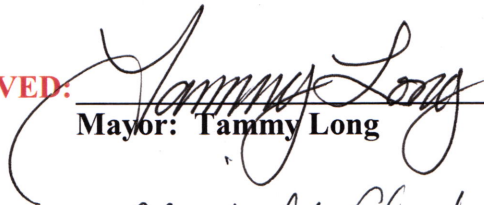
**Council Member Winsor:** He requested the council look at reviewing the procurement policy. He has found a section that is out of harmony with the State code. He would suggest looking at this in the Finance Committee and then making suggestions.

**City Manager:** He reported that the concerns with the drainage from the soccer complex have been taken care of. He said the city will be reviewing chapter by chapter of the conditional use permit requirements. He said concerning Country Fair Days, when someone donates money, it is considered illegal. He is working with the committee to create a 501C. He said legally the city can't close 6650 South without construction or justifiable reason. He will follow up with the City Attorney. He said 1250 East will have the mail box installed tomorrow. He asked about the status of the digital sign. Council Member Sjoblom said the next step is to install the frame and the rock work, in which it is too cold to do it until spring. He said December 7, 2017 is the Christmas Party at 6:00 p.m. He said the city is taking applications for the council position. The City Council & Planning Commission Retreat will be January 12, 2017 from 1:00 p.m. to 6:00 p.m. at the Davis County Library (same place as last year) with dinner afterwards.

**City Engineer:** He said until the plat is recorded on Old Maple Farms Subdivision, it is still privately owned. He said the city can't direct the traffic thru private property. He asked the council if the extension of Lester Drive is still a priority. The council agreed.

**ADJOURNED:** Council Member Hyer moved to adjourn the City Council meeting at 7:25 p.m. Council Member Sjoblom seconded the motion. All were in favor.

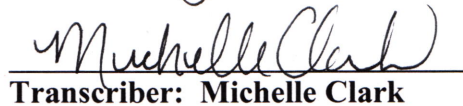
**APPROVED:**



Mayor: Tammy Long

Date

11-30-2017

  
Transcriber: Michelle Clark

Attest:

  
City Recorder: Mark McRae