

# SOUTH WEBER CITY CITY COUNCIL WORK MEETING

**DATE OF MEETING:** 20 February 2018

**TIME COMMENCED:** 6:03 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 MANAGER:**

Mark McRae

**Transcriber:** Minutes transcribed by Lisa Smith

**ATTENDEES:** Wes Johnson, Tim Grubb, Lisa Gidley, Chris Tremea, Kyle Hamblin, Brandon Tate, Caleb Tate, Nash Martinez, Peter Matson, Myles Davis, Shawn Shuler, George Benford, Kevin Croshaw, and Brandon Jones.

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

**PLEDGE OF ALLEGIANCE:** Council Member Taylor

**PRAYER:** Council Member Halverson

**CONFLICT OF INTEREST:** None

**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.

**Tim Grubb, 6926 S 475 E:** Addressed leasing of property adjacent to his land (Agenda item 4). Petersen family donation has specific requirements and this lease is subject to that contract. The barn needs to be protected and fenced to appropriately guard the barn which is in process of being restored. He is also concerned on how payment will be handled and suggested it should be paid in advance. Water and power from his land in the past has been used and should be secured with property owner (him) prior to the lease. He is in favor of the lease. He suggested a specific dollar amount be assigned for his utilities by the City Council.

**Approval of Grant of License to Lisa Gidley for lease of city owned property:**

Council Member Winsor asked about paragraph 3 excessive waste being defined as people's idea of excessive can vary widely. He suggested referring to City Ordinance. He stated permanent structures should be defined as well. He wanted to verify no buildings or sheds would be constructed. He said the agreement with the neighbor should be worked out by the leasee. The city shouldn't be involved in that private transaction.

Council Member Hyer wanted to verify a fence would be placed around the barn.

Lisa Gidley stated she plans to place a cover for hay which would be aluminum and not have a concrete foundation. She also proposes a panel fence which is portable. The barn will be fenced off and the fencing reinforced with T-bar.

Chris Tremea noted that 7 horses would be allowed with the acreage in question.

Mark McRae stated the acreage is less than thought and only allows 5 horses. Contract does not nullify current city ordinances. The City would like a copy of the agreement with the neighbor for administrative purposes. Staff will mark off fencing area and boundaries, also checking for any current problems prior to possession by Lisa Gidley.

Tim Grubb stated property in the lease is Parcel 13-018-049 but it is only a partial area of the full parcel. He recommended clarifying the exact property description (40 feet east of existing barn.)

Lisa Gidley verified she will have access through another city owned property. She said she will drag property to spread manure and manage the waste properly. She also expressed concern that part of the property should be dirt since one of her horses cannot be in the pasture.

Chris Tremea assured the Council that the City Code covers excessive waste under "nuisance". If he receives a complaint, he will be quick to respond.

Council Member Halverson questioned the type of fence that will be put in place.

**Council Member Winsor moved to approve the license to Lisa Gidley for lease of city owned property subject to neighbor Tim Grub, staff and lessee finalizing the exact boundaries and attaching same to the contract. 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 18-10: Approval of Freedom Landing Phase 2:**

Brandon Jones, City Engineer verified that all requirements from the planning commission have been met. These will be private roads. None of the buildings face Old Maple Road. He reminded the council that the preliminary approval was for apartments but changed to patio zone for townhomes. Ovation has since purchased the property.

Council Member Winsor questioned who will build the trail. Brandon clarified that the developer is building the trail through phases 2 and phase 3. The City will maintain the trail and has an



easement in place. It is paved along the fence line and will be fully accessible to the public from Old Maple Road.

**Council Member Halverson moved to approve RESOLUTION 18-10: Approval of Freedom Landing Phase 2. 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.**

**RESOLUTION 18-12: Approval of Hidden Valley Meadows Rezone:**

Mayor Sjoblom notified the Council this resolution regards the Winchester property adjacent to Hidden Valley Meadows.

Brandon Jones verified the zone change is consistent with the general plan.

Council Member Halverson questioned how many houses will be included. The answer 6 was given.

Council Member Winsor clarified what the current and requested zones are. Brandon Jones explained that part of the current parcel is agriculture (A) and part is residential low density (R-L). The request is for all residential low-moderate density (R-LM).

Council Member Hyer verified that a public hearing was held, and Tim Grubb, Planning Commission Liaison, verified that the Planning Commission held a public hearing and no comments were given.

Council Member Taylor verified with Brandon Jones that the changes requested on the plat have all been completed.

**Council Member Winsor moved to approve RESOLUTION 18-12: Approval of Hidden Valley Meadows Rezone. 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 18-11: Approval of Hidden Valley Meadows, Phase 2:**

Brandon Jones explained to the Council that this subdivision had several versions during the preliminary approval process. The required 475 East connection will be part of this phase.

**Council Member Hyer moved to approve RESOLUTION 18-11: Approval of Hidden Valley Meadows, Phase 2. 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 18-13: Approval of Amendment #2 Inter-local Cooperation Agreement for Animal Service:**

Mayor Sjoblom noted this amendment is an increase of 12% from 2017.

Mark McRae informed the Council that the current budget accounted for a probable increase and would not need to be adjusted, but the budget will go up in next year's 2019 budget. The agreement is based on the calendar year and doesn't align with the fiscal year budget.

Council Member Taylor questioned why another increase is proposed after a large increase last year.

Mark McRae stated the amount is based on responses to South Weber City according to Davis County. He also noted that Chris Tremea is working on a proposal for wild life clean up which may give the council an alternative to the current arrangement.

**Council Member Petty moved to approve RESOLUTION 18-13: Approval of Amendment #2 Inter-local Cooperation Agreement for Animal Service. 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 18-14: Approval of License Between South Weber City and the USAF for Groundwater Monitoring:**

Mayor Sjoblom summarized the contract stating HAFB requests additional wells and access to city owned property for one year from Feb 2018 to February 2019 with an annual option to renew for 4 years. She has been in contact with City Attorney Doug Ahlstrom who has questions regarding this contract.

Mayor Sjoblom stated the attorney's concerns were about the circumference and depth of the wells, child safety, and the rental amount.

Mark McRae verified the issues are a signature line for the recorder to attest the signature on the contract and an indemnification clause to protect the City from liability.

Council Member Winsor said the contract does not give an amount for the rental. He noted that these properties are public assets and the City Council must act as stewards. He suggested the Council receive a complete copy of scope of work required from the contractor. He questioned what is being tested and why the Air Force needs more wells. Is there a new concern or data to suggest contamination? He believes the City should be notified of the results of monitoring monthly or at minimum no less than annually. He referred to page 10 regarding termination of the contract. He pointed out that removal of the wells is "subject to appropriations", meaning they will only remove them if they have the money available at the time. He suggested the City require the removal in no less than one year following termination.



Council Member Taylor agreed with those recommendations.

Mark McRae will invite HAFB representative to come to Council Meeting to address all of these and any other concerns in a public forum.

Tim Grubb verified that he has wells on his property and they are 4 inches in diameter with a circumference barrier.

**Council Member Taylor moved to table RESOLUTION 18-14: Approval of License Between South Weber City and the USAF for Groundwater Monitoring. 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.**

**Progress Report by Horrocks Engineering on Transportation Study.**

Mayor Sjoblom noted that Council Member Taylor was excused for the remainder of the meeting.

Brandon Jones introduced the Horrocks Engineers and suggested the Council Members email him with any questions which he will compile into one document.

Kevin Croshaw gave the power point presentation and requested input from the Council before the process continues so it can be addressed before the process is complete. He stated this will make the process less complicated and more cost effective.

**REPORTS:**

**Mayor Sjoblom: She called for any changes to City Manager job description. She plans to finish the announcement tomorrow and have it posted by Monday, 02-26-18. The contract and requirements can still be discussed after the posting. She explained that Davis County is currently negotiating for law enforcement services. The City expects to be treated fairly. Jim Smith from the county had proposed that the fees were based on the services each City requested, but that is not the case. They are now changing the cost estimates to reflect the number of calls to South Weber City. SWC could bid service out depending on what the County proposes. Layton or Riverdale may be willing to provide service.**

**Council Member Taylor: Excused**

**Council Member Halverson: Nothing to report.**

**Councilmember Hyer: Nothing to report.**


**Council Member Petty: She stated the Parks & Recreation committee has a scheduled meeting 2-28-18 at 1 pm.**


**Council Member Winsor:** He said the Municipal Utilities committee will meet 03-02-18 at 9 am to discuss water rates. He questioned whether the scheduled meetings on 4-5 and 4-6 conflict with the league of cities meetings? City Staff will verify the dates.

**City Manager:** He informed the Council that the fire department has completed CERT (Community Emergency Response Team) training and would like to present certificates during Council meeting on 03-13. The fire department has also painted the first of three vehicles. When they are completed they will display them at City Hall. They would like to publicly recognize those involved with making this possible in a future Council meeting. Mark stated the packet procedure will be changing. He will have staff members prepare the packet and then he will review it before it is distributed. However, he will send contracts out immediately for feedback before they are placed in the packet. He would also like to have Council Members contact him regarding their preferences on tablets, so he can get those ordered.

**Planning Commission Liaison: Tim Grubb:** Nothing to report.

**ADJOURNED:** Council Member Winsor moved to adjourn the City Council meeting at 7:56 p.m. Council Member Petty seconded the motion. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.

**APPROVED:**  \_\_\_\_\_ Date 2/27/18  
Mayor: Jo Sjoblom

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Transcriber: Lisa Smith

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

