

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 27 February 2018

**TIME COMMENCED:** 6:04 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, Tim Grubb, Lorene Kamalu and Layne Kap.

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

**PLEDGE OF ALLEGIANCE:** Council Member Petty

**PRAYER:** Council Member Winsor

**CONFLICT OF INTEREST:** None

**CONSENT AGENDA:**

- Approval of 13 February 2018 City Council Meeting Minutes.
- Approval of 20 February 2018 City Council Meeting Minutes.
- Approval of January 2018 Budget to Actual Report

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

**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.

**Lorene Kamalu**, running for Davis County Commissioner, stated her son played football in South Weber. She said this is a beautiful community and thanked the Council and Mayor for their service.

**Discussion of Riverside Place Development Agreement:** Mayor Sjoblom said we are trying to delineate the city and developer's role in the construction of 6650 South Old Fort Road. She stated it is a substandard road in its current state. The developer has agreed to participate in the construction. She reviewed the agreement which states the developer will agree to dedicate to the city, at no cost to city other than the consideration described in this Agreement, certain property needed for the 6650 South - Old Fort Road Right-of-Way as shown in Exhibit D. This dedication will occur when requested by the city or at the time the Subdivision plat of the phase adjacent to 6650 South - Old Fort Road is recorded, whichever comes first.

Mayor Sjoblom stated the city will be responsible for the design, engineering, and bidding of 6650 South - Old Fort Road along the frontage of the Subdivision according to the city's Public Works Standards. She then discussed the city beginning construction by June 1, 2019. In exchange for the city designing, engineering, and constructing the full 6650 South - Old Fort Road right-of-way, which includes the Subdivision project development costs, the developer will agree to pay a fee-in-lieu for its proportionate share of the required improvements along the frontage.

It was stated that as part of the construction for Riverside Place Phase 2, the developer installed a storm drain line in the existing pavement in 6650 South from Pebble Creek Drive to 475 East. The developer has not yet repaired the trench. The agreement requires the developer to pay the city the amount the developer would have spent on this repair, which is thirteen thousand, three hundred twenty-five dollars (\$13,325.00).

Council Member Hyer asked about the storm drain installation and patch work. Brandon Jones, City Engineer, said rather than put that into a road that will need to be torn out, the city is asking the developer for the cost to do so. Brandon reported that the agreement has been sent to the developer (Tim Grubb), but he hasn't discussed it with him since then. Brandon reviewed the plat and the layout of the different phases. He discussed Spaulding Drive, which is currently constructed, but the developer isn't connecting to it; therefore, the city is asking the developer to remove the asphalt, curb, gutter etc. The city will then vacate, and it will no longer be a public right-of-way. Tim Grubb stated Perry Homes was told a couple of years ago that the stub road wouldn't be used.

Brandon reviewed what has been proposed to the developer concerning the costs for the Riverside Place Developer, the city, and Douglas B. Stephens. He then reviewed the project cost summary sheet. The percentage for each entity is City 51%, Douglas B. Stephens 36%, and Riverside Place Subdivision 13%. The total cost for South Weber City is \$823,654.09, Douglas B. Stephens \$485,412.50, and Riverside Place Subdivision \$161,929.81. The total project cost is \$1,470,996.40. Brandon was asked if Mr. Stephens has agreed to any of this. Brandon stated he has reached out to Mr. Stephens, but has not met with him yet.

Mark McRae has discussed with Brandon how the city's portion could be funded. Mark said the whole project fits in the permitted use of Class C Road Funds and is included in the Transportation Utility Fund (TUF). Council Member Hyer is not in favor of using the revenue

from the TUF fee in this situation. Council Member Taylor agreed. Discussion took place regarding Douglas Stephen's property. Council Member Winsor said if Mr. Stephen's doesn't want to participate in the cost right now, then he should have to incur interest when the city does install the road.

Council Member Winsor reviewed the agreement concerning Paragraph #3 - Property Dedication and Acquisition. He would suggest a time frame for dedication of the road. He also discussed Paragraph #4 - Construction of 6650 South – Old Fort Road and questioned the construction date beginning June 1, 2019. It was stated the date can be changed to "on or before June 1, 2019". Council Member Winsor asked about Paragraph #5 – Payment Schedule and questioned why the developer would not pay monthly. Brandon said it is common to do 50% up front and the city takes on the benefit. He said if you aren't comfortable with that then we can amend that. Council Member Winsor said he is not opposed to it, but it is different. He then discussed Paragraph #6 – Trench Repair concerning the six-month time frame. Tim Grubb said they don't need the six months and would be willing to pay it now. Council Member Winsor questioned why there isn't a time frame on Paragraph #9 – Spaulding Drive. Brandon said it should probably include a time frame. Council Member Winsor asked about the time frame for Paragraph #10. Brandon said he will include the timing. Council Member Winsor asked about the plan for Old Fort Road and where it connects to 475 East on the corner. Brandon discussed xeriscaping this property. Council Member Winsor suggested discussing options for the Archuleta's driveway verses what has been presented.

Council Member Hyer stated he has been asked why the city is paying for a road for a developer. He would like to be able to discuss the logic behind it. Brandon said the purpose of the exhibit is to provide for a percentage of cost share and he will do his best to present that.

**Tim Grubb, 6926 S. 475 E.**, said he hasn't met with Brandon Jones concerning this agreement. He would like to be able to put together a bid for their cost portion of Old Fort Road. He would like to know if the 13% is for the upsize of the road. Brandon said the 13% is for the fully constructed road. He said given the location of the road and the fact that it is master planned, that is why he came to that conclusion. Tim explained he would have a problem with developing the road further than where their subdivision fronts. He doesn't have a problem with dedicating the road now, but he agrees with the agreement. Tim is not in favor of the 18% when they are already confessing judgment.

Mayor Sjoblom understands the two parties need to work out some of these items. Tim said he is willing to do that.

**RESOLUTION 18-15: Acceptance of Easton Village First Amendment (Phase 1) and**

**Easton Village Phase 2:** Mayor Sjoblom said Jones and Associates, Consulting Engineers for South Weber City, has conducted a full inspection of Easton Village for Phase 1 and Phase 2 and has determined that the improvements in the subdivision have been completed satisfactorily to meet minimum requirements according to city standards and specifications.

Mark McRae pointed out that when the city accepts a new development and its infrastructure, the city assumes responsibility for its maintenance. This development has a detention basin that the city will now need to mow.

**Council Member Halverson moved to approve Resolution 18-15 – Acceptance of Easton Village First Amendment (Phase 1) and Easton Village Phase 2. 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.**

### **REPORTS:**

**Mayor Sjoblom:** Mayor Sjoblom attended the COG meeting last Wednesday, February 21<sup>st</sup>. Rocky Mountain Power pledges that base rates will not go up for the next 3 years. She said they are also looking at wind energy about 35% effective now, with new technology and higher turbines, will make wind energy 51% effective. The wind in South Weber City blows hard, which causes maintenance issues.

Mayor Sjoblom attended a meeting with Chris Tremea concerning the law enforcement review between Weber County Sheriff's Office providing their budget information regarding billing in their communities to the Davis County Sheriff's Office.

Mayor Sjoblom reported that the city has been approached by a local group wanting to do a service project on June 22-23, 2018. This would involve approximately 350 – 400 youth. She would like the council to think of ideas and get back to her. Chris Tremea said he has fifty-seven flag poles for fire hydrants that need to be installed. He said Mark Larsen will need the fence painted at the posse grounds.

Mayor Sjoblom stated she is in the process of forming a committee to consider painting a mural on the south side of La Roca soccer complex building. There is a possibility of involving two South Weber schools, local artists, and possibly this youth group that wants a service project

Mayor Sjoblom and Brandon Jones will be attending Wasatch Choice Workshop in South Ogden tomorrow. They will present plan for South Bench Drive to begin to drum up support/grants from the county and state.

She said the opening for the City Manager position was announced today. Applications will be taken until 26 March 2018.

**Council Member Taylor:** He has a contact for the mural if the Mayor needs one.

**Council Member Halverson:** He was contacted by a resident who lives by the soccer complex. He said this resident is concerned about conditional use violations which include, after hours use, playing games verses practicing, only one restroom, etc. Chris Tremea will investigate it.

**Council Member Hyer:** He was approached by a resident concerning a practice soccer field in the city. This person is willing to improve the property – sprinklers, grass, etc. Mark McRae discussed concerns with not having restroom facilities. Memorial Park has this issue. Council Member Hyer discussed the possibility of using Canyon Meadows Park, and ways to get a soccer field paid for.

**Council Member Petty:** She has been approached by a resident concerning the traffic and congestion around the soccer complex. She is meeting tomorrow to discuss the agreement for the Canyon Meadows Park train.

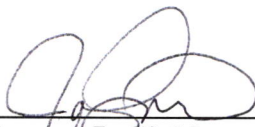
**Council Member Winsor:** He said the Utilities Committee will meet this Friday to go over the water rates study.

**City Manager:** Mark reminded the council there is no meeting next week. He said the Finance Committee Meeting will be April 13<sup>th</sup>, rather than April 9<sup>th</sup>, for a budget review. He had a training session for all the supervisors of the city and it went very well. He said the team has requested this happen monthly or bi-monthly.

**Planning Commission Liaison:** Tim Grubb discussed the soccer complex. He said there is an opportunity to satisfy the city needs. He said those who run the complex have invited the city to use their facility. He does understand the concerns with residents in the area. He said look at what has taken place with the city partnering with the Davis School District and the Family Activity Center. He suggested bringing the community together to embrace this building. He feels kids can help to do this by including them in a possible contest for the mural.

**ADJOURNED:** Council Member Hyer moved to the City Council meeting at 7:44 p.m. Council Member Petty seconded the motion. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.

**APPROVED:**

  
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Mayor: Jo Sjoblom

Date 3/13/18



**Attest:**

  
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Transcriber: Michelle Clark

  
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City Recorder: Mark McRae