

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 11 June 2019

TIME COMMENCED: 6:00 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT

PRESENT: MAYOR:

Jo Sjoblom

COUNCIL MEMBERS:

Blair Halverson
Kent Hyer (electronically)
Angie Petty
Merv Taylor
Wayne Winsor

FINANCE DIRECTOR:

Mark McRae

CITY ENGINEER:

Brandon Jones

CITY RECORDER:

Lisa Smith

CITY MANAGER:

David Larson

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Stan Cook, Beth Holbrook, Andreas Coleman, Trent Nelson, Louise Cooper, Gordon & Connie Watts.

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

PLEDGE OF ALLEGIANCE: Councilman Halverson

PRAYER: Councilman Taylor

CONFLICT OF INTEREST: None

Approval for Councilman Hyer to Join the Meeting Electronically via Phone

Councilman Halverson moved to approve Councilman Hyer joining tonight's meeting electronically via phone. Councilman Taylor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Petty, Taylor, and Winsor voted aye. The motion carried.

PUBLIC COMMENTS: (None)

CONSENT AGENDA:

- **City Council Minutes of 14 May 2019**
- **City Council Minutes of 21 May 2019**
- **City Council Minutes of 28 May 2019**

Councilman Taylor moved to approve the consent agenda as written. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

Presentation: UTA Trustee Beth Holbrook

Mayor Sjoblom introduced and thanked Beth Holbrook, UTA Trustee, for her attendance. Beth approached the City Council. She then reviewed service in South Weber City:

SERVICE IN SOUTH WEBER

ROUTE	RIDERSHIP AVERAGE WEEKDAY	FREQUENCY IN MINUTES			HOURS OF SERVICE		
		WEEKDAY	SATURDAY	SUNDAY	WEEKDAY	SATURDAY	SUNDAY
455	1,570	30 RUSH HOURS 60 PFF PEAK	—	—	4:00 AM – 8:30 PM	—	—
473	524	9 AM TRIPS 9 PM TRIPS	—	—	AM & PM RUSH HOURS	—	—
677	90	2 AM TRIPS 2 PM TRIPS	—	—	AM & PM RUSH HOURS	—	—

Ridership and Bus Stop Information

South Weber Park and Ride Lot- 48 daily boardings and 45 daily alightings (455 and 473). 3,231 total 677 boardings during 2018-2019 ski season at South Weber Park and Ride lot

1 bus stop improved since 2016 with Prop 1 funds

Beth disclosed the big changes to UTA routes happen in August. She revealed the map displaying UTA service. She introduced Andreas Coleman who is also employed by UTA. Beth discussed the service choices analysis.

WHAT IS UTA SERVICE CHOICES?

This community engagement and service planning process is:

1. **Asking** the public to prioritize how bus service resources should be distributed.
2. **Gathering** the public’s feedback through surveys, public events, and community leader workshops to form a clear view on the public’s priorities for bus service.
3. **Developing** a bus network plan which incorporates the public’s priorities from the engagement process. (This will be incorporated in 2020)

Beth noted the different goals of transit service can be sorted into two major categories. They are **Ridership** or **Coverage**. She defined **Ridership** as attracting as many riders as possible, and **Coverage** as being available in as many places as possible, even if not many people ride. She

related UTA is trying to establish what is best for Davis County as a whole. UTA provides services for all types of individuals. She reviewed the following timeline:

TIMELINE:

Spring 2019	Service Choices Public Engagement
Fall 2019	Draft Network Plan
Winter 2019 – 2020	Outreach on Draft Plan
2020	Refine Draft Plan
	Begin Implementation Planning
Fall 2021	Planned Implementation Date

UTA recently held a tour of their UVX (dedicated bus route that runs from access point to access point). Beth clarified there is a South Davis Community Connector (designed to help connect Bountiful, Woods Cross, and North Salt Lake to downtown Salt Lake). She invited questions from the Council. She shared many people have concerns about front runner. The service choices analysis is addressing many of those matters. Beth thanked the Council for their time. Councilman Taylor requested bus schedules for the City Office.

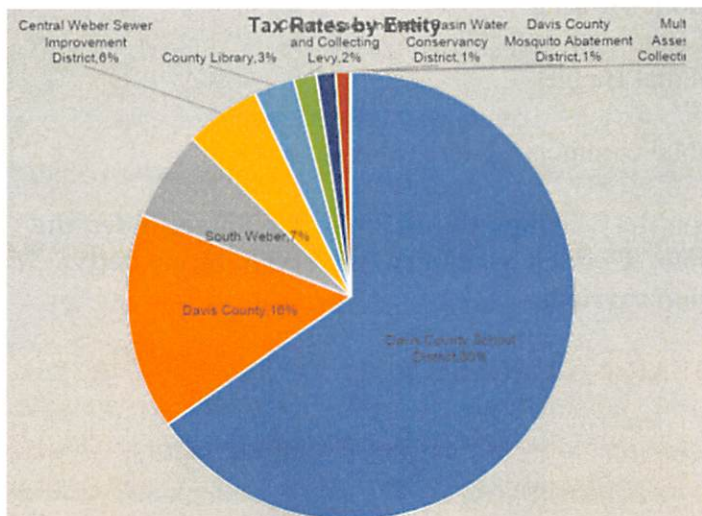
Councilman Winsor moved to open the public hearing. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

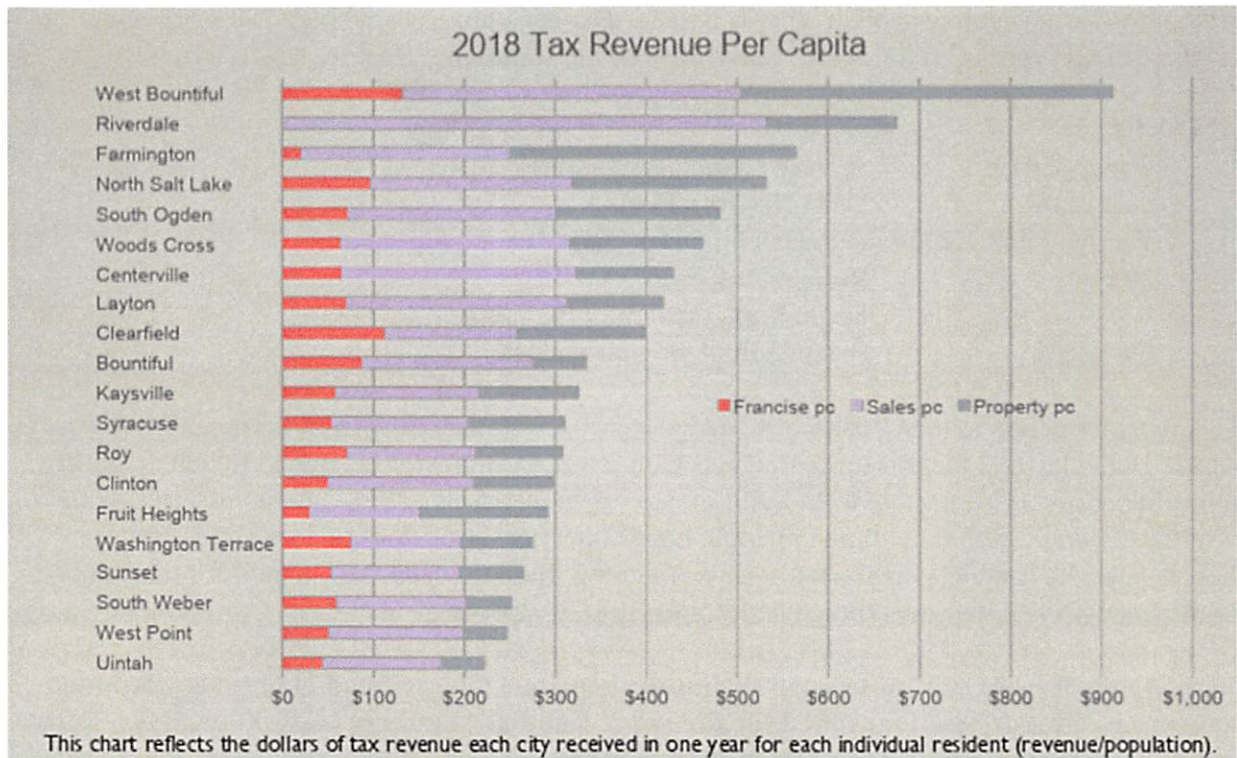
******* PUBLIC HEARING *******

Public Hearing on Tentative Fiscal Year 2019-2020 Budget

Mayor Sjoblom explained that each year all cities are required to adopt a Tentative Budget and post it for the public to review. The City is then required to hold a public hearing on the tentative budget prior to adoption of the final budget. The Tentative Budget for South Weber City was adopted on May 14, 2019. Since then the budget has been available on the City website as well as at City Hall for the public to review. This public hearing is the opportunity for our citizens to comment and/or ask questions about the proposed 2019-2020 City Budget. The Final Budget will be adopted in open City Council meeting in August 2019.

Mark McRae, Finance Director, highlighted items in the Tentative Fiscal Year 2019-2020





Mark reviewed the revenues include property tax increase, sanitation rate increase (\$2.00/can disposal fee increase), and transportation utility fee increase (3rd year of planned increases). He related on the expenditure side there was a significant level of increase for police service, one new public works employee, zoning department increase in building activity, and increase in sanitation disposal fee. He explained there are three major capital projects that will carry forward (South Bench Drive, Westside Water Tank Rehabilitation, and Upsizing of the Sewer Trunk Line). New Capital Projects include land acquisition for a Public Works Facility, Job Corp water line replacement, upsizing to 8” Water Lines, water system SCADA upgrade, and Fire Station roof repair.

Mark outlined the property tax timeline:

- July 16, 2019 Open House
- August 13, 2019 Truth in Taxation Public Hearing
- August 20, 2019 Adopt Certified Tax Rate
- Adopt 2019 – 2020 Final Budget

Mayor Sjoblom asked if there were any public comment. There were none.

Councilman Winsor moved to close the public hearing. Councilman Taylor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

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

Councilman Winsor moved to open the public hearing. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

***** PUBLIC HEARING *****

Public Hearing on Opening and Amending the Fiscal Year 2018-2019 Budget

Mark McRae, Finance Director, related the 2018 – 2019 Budget was adopted on June 19, 2018. During the year, additional unforeseen expenditures and changes have been reviewed and approved by the City Council. On April 9, 2019 a public hearing was held for public comment on proposed changes. Following the public hearing, the City Council formally amended the budget. Tonight’s public hearing is to receive comment on additional amendments to the 2018-2019 budget.

<u>Account</u>	<u>Revenue</u>	<u>Increase</u>
1031300	Sales and Use Taxes	\$ 20,000
1034105	Subdivision Review Fees	\$ 15,000
1032290	Building Permits	\$ 45,000
	<u>Expenditure</u>	
1057450	Special Public Safety Supplies	\$ 20,000
1058312	Planning – Engineering	\$ 20,000
1058319	Planning – Subdivision Reviews	\$ 15,000
1060312	Streets – Engineering	\$ 25,000

Mayor Sjoblom asked if there were any public comment. There were none.

Councilman Taylor moved to close the public hearing. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

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

Ordinance 19-14 Amend South Weber City Code 3-2-1: Types of Businesses

Mayor Sjoblom recounted the City Council passed Ordinance 19-12 on May 14, 2019 establishing regulations for short-term rentals which require a business license. Short-term rentals are not listed in the business license section; therefore, the code needs to be amended to include them.

Councilman Halverson moved to approve Ordinance 19-14 to amend South Weber City Code 3-2-1: Types of Businesses. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

Resolution 19-25 Approve South Weber Irrigation Company Cooperative Agreement

Mayor Sjoblom explained that the City Council approved entering a cost share agreement to pay a portion of the replacement cost but requested a cooperative agreement to be drafted by the City Engineer. The dollar amount estimated for the project was \$210,000 to be split 50/50 but the actual cost for the change order to Staker & Parson will be \$244,352.35. Terms of the agreement

provide for the City to pay the contractor in full and get reimbursement from South Weber Irrigation Company (SWIC). The City portion would be 50% up to \$123,000. The balance would be the responsibility of SWIC.

Brandon Jones, City Engineer, disclosed that he attended SWIC Board Meeting last night. Brandon reviewed the amendments proposed by the SWIC board. Brandon met with Staker & Parson Companies subcontractor Layne Kap who will be working on the line installation. Brandon felt the amount is a competitive number. Councilman Winsor asked if the cost includes Staker & Parson Companies overhead. Brandon affirmed it does. Councilman Winsor questioned how the agreement addresses quantities beyond the bid amount. Brandon reported there is a clause in the contract addressing the possibility. Councilman Winsor discussed the risk for everyone.

Councilman Winsor was concerned about item #2 which states, *“Any projected remaining balance above the combined total of two hundred forty-six thousand dollars (\$246,000) will be negotiated between the City and SWIC and agreed upon prior to the work being complete”*. He suggested clarifying that any change orders of greater than 2% of the approved amount must be approved by both the Council and the SWIC board. Amounts under 2% will be split 50%/50%. He added in the future the new Procurement Policy will speak to these types of situations. The Council added the following to Section Four:

3. *A change order allowance of 2% of the contract price will be split 50% paid by the City and 50% paid by SWIC. Any amount above the 2% will be presented to both the Council and SWIC board for authorization.*

Councilman Winsor moved to approve Resolution 19-25 South Weber Irrigation Company Cooperative Agreement with the amendment to Section Four. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Hyer, Petty, Taylor, and Winsor voted aye. Councilman Halverson abstained because of a conflict of interest. The motion carried.

Resolution 19-26 Award 2019 Street Maintenance Project Contracts
a. Section A to Consolidated Paving & Concrete for \$300,073.70
b. Section B to Staker & Parson Companies for \$79,379.00

Mayor Sjoblom noted Jones and Associates advertised for bids and reviewed them after opening on June 5th. Brandon has recommended the contract for Section A be given to Consolidated Paving & Concrete and Section B to Staker & Parson Companies.

The bids for Section A were as follows:

Consolidated Paving & Concrete	\$300,073.70
Post Asphalt Paving & Construction	\$306,806.50
Staker & Parson Companies	\$318,606.00
Advance Paving & Construction LLC	\$343.880.00

The bids for Section B were as follows:

Staker & Parson Companies	\$ 79,379.00
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Consolidated Paving & Concrete	\$ 92,296.12
Advanced Paving & Construction LLC	\$ 95,498.00
CKC Asphalt	\$104,243.00

Councilman Winsor moved to approve Resolution 19-26 and award the 2019 street maintenance project contracts for Section A to Consolidated Paving & Concrete for \$300,073.70, and for Section B to Staker & Parson Companies for \$79,379.00. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

Resolution 19-27 Final Acceptance of South Weber Drive Commercial Subdivision

Mayor Sjoblom stated Brandon Jones, City Engineer, has completed an inspection of the improvements in the referenced subdivision and found them to be completed satisfactorily and to meet minimum requirements of South Weber City standards in accordance with engineering and/or subdivision plans submitted and previously approved. He is now recommending granting Final Acceptance of this subdivision.

Councilwoman Petty moved to approve Resolution 19-27 Final Acceptance of South Weber Drive Commercial Subdivision. Councilman Taylor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

NEW BUSINESS: Mayor Sjoblom stated an Economic Development Meeting will be held June 28th. Councilman Winsor asked for an update on a high-density development about which citizens have expressed concern. City Manager David Larson voiced that the development will be discussed this Thursday at the Planning Commission Meeting. He clarified the development proposal is for 39 townhomes. Brandon explained the developer is asking for both a rezone to high density and preliminary approval.

REPORTS:

Mayor Sjoblom: She presented a picture of the digital sign and pronounced that the Mike and Jill Bastian Family donated the metal header. A thank you card was immediately drafted by City Recorder Lisa Smith and signed by the Council. Mayor Sjoblom reported there are five candidates running for City Council openings, so a primary election is not required. The candidates are Landi Ukena, Quin Soderquist, Tammy Long, Melissa Hafen, and Blair Halverson.

Councilman Halverson: He received a complaint concerning the weeds on the corner of 6650 South and South Weber Drive and asked Staff to address the issue. He informed the Council he will not be in attendance on June 25th as he will be attending his daughter's rodeo out of state.

Councilman Hyer: He obtained several inquiries about the additional taxes and where the money will be applied. There is still a perception that South Bench Drive is being built with City funds to aid developers. He wanted to ensure the Council uses the studies addressing City needs and explain how money spent up front by the City will be recuperated during the building process through the fee structure. He emphasized that the Council needs to demonstrate its aim to be forward thinking and plan for future needs. Brandon communicated that the City is preparing

to update and upsize lines as development comes along. The impact fees paid for by development are applied to the infrastructure. He said the studies which have been done legally justify the current fee structure. Councilman Hyer reiterated the need to clearly state where the additional money received from the tax increase will be spent to satisfy the Citizen's desire for information.

Councilwoman Petty: She asked for an update on ambulance payments. David recently spoke with Chief Tolman and said the report has been promised mid-June.

Councilman Winsor: He said the Municipal Utilities Committee will meet this Friday at 10:00 a.m. They will discuss streetlights and street maintenance. He will not be in attendance to Council Meeting on August 20th when the budget is scheduled to be adopted.

City Manager, David Larson: He verified there will be a candidate orientation meeting tomorrow night at 6:00 p.m. and the entire Council is encouraged to attend and meet the candidates. He articulated that the street maintenance contract awarded tonight is a prelude to the five-year street maintenance plan. He received a notification from Rocky Mountain Power concerning power interruptions on June 19th from 9:00 a.m. to 2:00 p.m.

City Engineer, Brandon Jones: He reported the I-84 overpass has been overlaid. He is working with them to have crosswalks and bike lanes painted. He related the underground work is being done on South Bench Drive. He said in August there will be curb, gutter, and sidewalk with paving in the middle of September. He explained the contractor asked for an additional 30 days to get the irrigation completed so the completion date has moved to the middle of October. He updated the Council on the sidewalk project at Sky haven Cove. He said they are getting close to finishing the sidewalk portion. He will be attending a meeting with UDOT concerning the mill and overlay of South Weber Drive.

City Recorder, Lisa Smith: She has thank-you cards that can be used to sign and send out whenever the Council wishes to express appreciation to others not in attendance.

CLOSED EXECUTIVE SESSION—UTAH CODE 52-4-205(1) (D) DISCUSSION OF THE PURCHASE, EXCHANGE, OR LEASE OR REAL PROPERTY.

Councilman Halverson moved to close the public session and open a closed executive session as per Utah Code 52-4-205(1) (D) discussion of purchase, exchange, or lease of real property at 7:16 p.m. Councilman Taylor seconded the motion. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

Closed Session Commenced at 7:21 p.m.

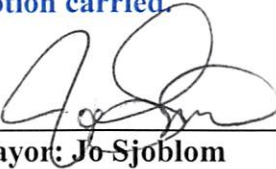
In Attendance: Mayor Sjoblom, David Larson (City Manager), Lisa Smith (City Recorder), Michelle Clark (Transcriber), Brandon Jones (City Engineer), Mark McRae (Finance Director), Council Members Halverson, Hyer (by phone), Petty, Taylor, and Winsor.

Councilman Taylor moved to adjourn the closed session at 7:49 p.m. Councilman Winsor seconded the motion. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

City Council meeting reconvened at 7:49 p.m.

Councilman Winsor moved to open the public session. Councilman Halverson seconded the motion. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

ADJOURNED: Councilman Winsor moved to adjourn the Council Meeting at 7:49 p.m. Councilman Halverson seconded the motion. Council Members Halverson, Hyer, Petty, Taylor and Winsor voted yes. The motion carried.

APPROVED:  Date 7/9/18
Mayor: Jo Sjoblom


Transcriber: Michelle Clark

Attest: 
City Recorder: Lisa Smith