

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 16 June 2020

**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:**

Hayley Alberts  
Blair Halverson  
Angie Petty  
Quin Soderquist (excused at 7:01 p.m.)  
Wayne Winsor

**CITY RECORDER:**

Lisa Smith

**FINANCE DIRECTOR:**

Mark McRae

**CITY MANAGER:**

David Larson

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Paul Sturm, Amy Mitchell, Corinne Johnson, TG George, and Edward Mueller.

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

**1. PLEDGE OF ALLEGIANCE:** Councilwoman Alberts

**2. PRAYER:** Councilwoman Petty

**3. COVID UPDATE:**

1. Davis Co Health hired 20 more employees to keep up with increased demand on time.
2. 65.7% of cases in Davis County are from known contacts
  - a. Good statistic – travel cases are down
  - b. Workplace exposure is increasing - becoming a bigger concern
3. Currently no active cases in South Weber City
4. Unemployment rate in Davis County dropping – 8.9%
5. 73% hospital utilization
  - a. Down a bit from last week
  - b. Don't want to get to 90%
6. Antibody testing done by Red Cross indicates only 2% of public has immunity
  - a. Herd immunity – 80%
7. Increase of high-risk cases in Davis County

Quin – Davis County Health still working on statistics to show % of cases or deaths with underlying conditions – hopefully, next week

**4. PUBLIC COMMENT: Please respectfully follow these guidelines:**

- a. Individuals may speak once for 3 minutes or less**
- b. Do not make remark from the audience**
- c. State your name and address**
- d. Direct comments to the entire Council**
- e. Note City Council will not respond during the public comment period**

**Amy Mitchell, 1923 Deer Run Drive**, professed she had heard accusations of false information being put out into the community. She announced anything she has researched is 100% accurate. She did not want a connection to Layton City. She was concerned about getting everyone to complete the city survey. She worried about the budget and spending money to upgrade the sewer. She inquired why the city needs a new public works building. She was remiss about code enforcement for the RV Park. She identified the quiet hours for the RV Park are from 10:00 p.m. to 7:00 a.m. and requested the car wash have the same quiet hours.

**Corinne Johnson, 8020 S. 2500 E.**, acknowledged she sent an email to the city council with her comments. Following up on her comments from last week, she queried how many calls the fire department received and from where. She was unhappy about how much money is being spent on the fire department. She reported she belongs to an organization who is trying to inform the public and those comments reflect greatly on the leadership of the community. She reiterated the information they disseminate is accurate.

Councilman Winsor thanked Corinne for her comments concerning the fire department. The safety committee will be meeting to discuss some of her concerns. He cited 450-460 calls for the fire department. Of those calls 25 were outside of South Weber jurisdiction. Meanwhile, 17 calls responded to help South Weber City from other agencies (all were fire but three). The city charges for ambulance services and it all comes back to the city. He reported South Weber City fire department has mutual aid agreements with other entities. Morgan City has now improved their fire department. He reminded those in attendance, at one time, South Weber City needed outside help. He discussed Price City. Price City has twice the population of South Weber City and their resources are different. They have a few administrators, but the majority of their fire department are volunteers, which is what South Weber City was up until 2017. South Weber City has part-time fire fighters 24/7. He then discussed Corinne's concerns with the budget. He explained the main cost in the fire department budget is wages. The normal rotation is to have an average of two people at the building 24/7. He commented they are still looking at the data and still need more time to answer all her questions. Mayor Sjoblom stated there is an email from Derek Tolman to Corinne Johnson concerning a GRAMA request.

**ACTION ITEMS:****5. APPROVAL OF CONSENT AGENDA:**

- May Check Register**
- April Budget to Actual**

**Councilman Soderquist moved to approve the consent agenda as written. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

**6. Resolution 2020-26: Certified Tax Rate**

Mayor Sjoblom reported each year Davis County looks at all properties in the city and determines their assessed value. They work with the state to determine the certified tax rate for the city. The rate is determined by taking the dollar amount levied last year divided by the current assessed value and then adding an additional amount for new growth. The city must adopt this certified tax rate to allow the county to collect property taxes in the city's behalf and distribute them to city once collected. Last year's rate was .001441 and is .001403 for 2020. This rate should generate \$754,000 in property taxes. This will be an increase of about \$53,000 coming solely from new growth.

Councilman Winsor discussed the tax rate going up 100% last year which was difficult for many people to understand. He pointed out the certified tax rate decrease. He suggested looking at the rates every year to make sure South Weber has what they need. Mayor Sjoblom remarked she had one resident ask her to raise taxes because of COVID.

**Councilwoman Petty moved to approve Resolution 2020-26 to adopt the certified tax rate of .001403 for the 2020 assessment of property taxes in South Weber City. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

**7. Resolution 2020-27: Fiscal Year 2021 Final Budget with Consolidated Fee Schedule**

Mayor Sjoblom acknowledged all cities in Utah are required to adopt a city budget outlining expected revenues and expenditures for the next fiscal year. Staff and the city council have worked together over the past several months to put together a balanced budget for all funds which is fiscally responsible and meets the needs of the city for the fiscal year ending June 30, 2021. A public hearing was held on June 9, 2020 for public comment on the tentative budget. Included as part of the budget is the comprehensive fee schedule which will also become effective July 1, 2020.

Mark McRae, finance director, explained he had worked on the budget for the last several months. It was developed by city staff and various committee members. The city council and mayor have discussed everything in the budget. There has been a lot of discussion and the city has tried to hold expenses down. Everything was looked at very carefully, including every invoice. There are state policies and procedures in place which the city follows. He identified changes made to the consolidated fee schedule.

Mayor Sjoblom attended all of the committee meetings and vouched for the attention given to budget items. Mark thanked the city staff, city council, and mayor for their help. Mayor Sjoblom thanked the Mark McRae and David Larson for their help.

The following changes have been made since the adoption of the tentative budget:

**General Fund - Revenues – Property Tax**

An increase of \$34,000 due to new growth figures from Davis County.

**General Fund - Revenues – Contribution from Fund Balance**

An increase of \$51,000

**General Fund – Administration – Professional & Tech. - Attorney**

An increase of \$75,000 for property rights attorney

**General Fund-Fire-Salaries**

An increase of \$10,000 due to an employee salary adjustment recommended by the Finance Committee and recalculation of 2020 budget amendment for captains and holidays.

**Capital Projects – Revenues – Contribution from Fund Balance**

An increase of \$935,000.

**Capital Projects – Revenues – Developer Pmts. for Improv.**

An increase of \$110,000 for developer share of streetlight installation.

**Capital Projects – Admin. – Improv. Other than Bldgs.**

An increase of \$35,000 for audio/video upgrade of city council chambers.

**Capital Projects – Streets - Land**

An increase of \$800,000 to purchase property for new public works' shop. This is being re-budgeted from fiscal year 2020.

**Capital Projects – Streets – Improv. Other than Bldgs.**

An increase of \$210,000 for streetlight installation.

**Sewer Fund – Salaries**

An increase of \$6,000 due to an employee salary adjustment recommended by the finance committee.

**Storm Drain Fund – Salaries**

An increase of \$6,000 due to an employee salary adjustment recommended by the finance committee.

**Water Fund – Projects**

An increase of \$565,000 in the Job Corp portion of the east bench transmission lines as per signed agreement. An increase of \$50,000 in the city portion of the east bench transmission line for property easements.

Councilman Winsor reviewed a question brought to him concerning the fire chief salary. He communicated the analysis used to come up with those numbers. It is based on the hourly rate without any benefits.

Councilwoman Alberts communicated the city will not be raising taxes this year, but it is something that needs to be reviewed so that we can keep up and not have another large increase. The city is not going to pass on to residents a garbage or sewer fee increase this year. Mark stated the city will absorb the increase from the sewer district. The fees from Robinson Waste did go up, but they decided the city will absorb that cost increase as well. He discussed the maximum the city can save in the general fund is 25%. If it is over 25%, funds can be transferred to the capital project funds. He stated this is watched very closely. If sales taxes are affected by COVID, next year that may need to be adjusted.

Councilwoman Alberts questioned the sewer capacity. David Larson, city manager, explained the capital facilities plan identifies future projects and gives direction on what needs to be upgraded. The impact fee plan identifies which projects are eligible for impact fees. Money was set aside for a sewer trunk line upsize because the capital facilities plan identified the need to maintain the system as the city grows. The actual flows show there is additional capacity that was not modeled. The city held off on doing the Cottonwood Cove trunk line for a couple of years so that data could be gathered. Councilman Winsor stated the trunk line is not being increased for the Lofts or any other projects. The model is conservative. There is ample capacity in the sewer system to meet the general plan. Metering has taken place and data has been

collected. David reported the sewer fund is stand alone, and the water fund is stand alone. The \$900,000 budgeted will stay in the sewer fund.

Councilwoman Alberts inquired about \$327,000 moved to the capital projects fund. She asked for detailed information concerning South Bench Drive expenditures.

Councilwoman Alberts asked about recreational impact fees. Mark explained when the family activity center was built it was bonded. The impact fee included future growth. The cost for both buildings were eligible for impact fees.

Councilwoman Alberts advised the fire department's \$35,000 for the gurney needs to be addressed. She would like to put that item on hold until residents' questions are addressed.

Councilman Winsor conveyed the need for a public works' shop. He explained the difficulty with the existing location and storage of salt, rock, gas, etc. The committee looked at 30 possible locations and used specific criteria for rating them. They narrowed it down to 10 locations. Councilman Halverson conveyed the city can sell the current facility. This purchase was budgeted last year and moved to this year. Councilman Winsor commented there are no immediate plans or need for a new city hall. Councilwoman Alberts stated a new public works' facility will help to store vehicles etc. Councilman Winsor indicated the project would be accomplished in phases. Deliberation took place regarding the public safety committee reviewing the fire department gurney purchase. Mayor Sjoblom wanted the public to be aware the city is taking the possible affects from COVID seriously.

**Councilman Winsor moved to approve Resolution 2020-27 Fiscal Year 2021 Final Budget with Consolidated Fee Schedule with an amendment to ask city staff to freeze any expenditure of a \$35,000 gurney purchase until the public safety committee has reviewed it and brought it back to the city council for consideration. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

Councilman Winsor thanked the city staff and public for their help. The city council agreed. Mayor Sjoblom described the city not having the ramifications other cities have had with issues such as COVID etc. She stated South Weber City is in good shape.

**Mayor Sjoblom excused Councilman Soderquist from the meeting at 7:01 p.m.**

### **REPORTS:**

**8. New Business:** Councilman Winsor discussed the city council receiving department reports, but the public not getting that type of information. He suggested posting monthly reports on the city website, email update, etc. He charged the public relations committee to look at possibilities. David disclosed a staff meeting was held today in which they discussed reporting this type of information to the community.

**Open House for General Plan:** David reported there will be proper physical distancing. They will encourage masks but not require them.

## 9. Council & Staff:

**Mayor's Sjoblom:** recounted that last Thursday David Larson, Blair Halverson, Wayne Winsor, and she met with new land use attorneys Snow Christensen and Martineau. They felt really good about them. They are excited to delve into the material and find answers and solutions for South Weber City with regard to our short-term rental predicament. The city is looking at a request for proposals for full time counsel.

Coronavirus Aid, Relief, and Economic Security Act (CARES) - \$222,593 is the first tranche (or portion of the grant) allocated to South Weber City for COVID related expenses:

1. Maximum amount is not guaranteed
2. Must spend the funds by 30 November 2020
3. Only reimbursed for necessary COVID expenditures
4. Davis County is asking if cities would be willing to pool funds to reach out to more businesses in Davis County and use funds more fully and efficiently
5. South Weber City currently has recorded \$3500 used for COVID related expenses – not guaranteed to be funded.

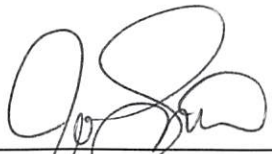
Mayor Sjoblom asked the city council if they have an opinion on whether or not South Weber City should give funds to Davis County for businesses. Councilman Halverson expressed the cost for the city livestreaming should come out of these funds. He suggested making sure the fire department has essential items they need before returning any funds to Davis County. Mayor Sjoblom suggested the safety committee discuss this item further. It was decided David will reach out to Curtis Koch of Davis County to get more information on the request.

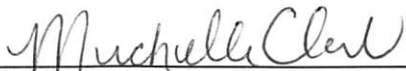
**Councilman Halverson:** reported the planning commission met on 11 June 2020 and listened to a presentation for the Stephens' property. The developer was directed to bring something different back to the table. The planning commission will continue to meet over Zoom depending on Governor Herbert's order. The planning commission will begin reviewing city ordinance and zoning in July. Councilman Halverson and Councilwoman Petty suggested the planning commission draft a noise ordinance.

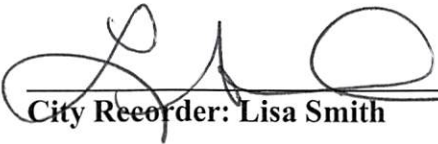
**Councilman Winsor:** attended the mosquito abatement meeting. Mosquitos are currently out and about. A resident reached out to him concerning streetlights broken on the freeway on and off ramps. He thanked the public for feedback and involvement.

**City Manager David Larson:** gave an update on the wetland restoration project. There will be large piles of dirt on the west side, but they won't remain there forever. He also reported the finance department and public works department found an option to get garbage cans before the end of the fiscal year.

**ADJOURN:** Councilwoman Petty moved to adjourn the council meeting at 7:37 p.m. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, ~~Soderquist~~ and Winsor voted aye. The motion carried.

**APPROVED:**  **Date** 07-21-2020  
\_\_\_\_\_  
**Mayor: Jo Sjöblom**

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

**Attest:**   
\_\_\_\_\_  
**City Recorder: Lisa Smith**

CC 2020-06-16 CI #1 Mitchell

Amy Mitchell

1923Deer Run Drive

Dear Mayor and City Council-

It seems to me like we beat around this bush time and time again, of the "us against you" mentality. I have heard some of the accusations of false information being put out there in the community. I want to state out loud and in my public comment, that anything that I have researched and been privileged to come across is 100% accurate. Nothing I have seen on the SWPCA blog, Facebook page or in discussions has ever been inflated, but has been factually based with information found from the city website, meetings, published studies and the like. I understand how some of the things posted online might seem like personal attacks, but I also feel personally attacked. My very home and the well being of my family and neighborhood is being threatened. I have said multiple times that we do not want a connection to Layton in any form! It was blatantly clear in the last GP that the majority of the citizens did not want it, but it still managed to be put on again. So if the citizens voices have been heard, and yet it is still there, then yes, this is a personal attack on every person who said no the first time. Getting everyone to fill out the survey should be the goal for all of us! Then, we will deal with the results together. I ask that in this climate of global hostility that we work to find a way forward together, all of us working for the greater good of our city! We need to squash the "us against them" mentality and it is all of us... working together to make this city what we can imagine together!

I would like to turn my comments over to the budget. After looking at the budget, I am shocked at how much money the city spends on so many things that just seem outrageous! Why do we need to spend money to upgrade a sewer in one of the newer parts of town? Can we please reign in the spending for a city this size? We are on a limited budget and we need to find ways to cut spending, not find money to cover more things. Can you share with the public why some of this money needs to be spent? I do not understand why the city needs to purchase more land for a public works building. Can't we creatively use the land we already own and put a new building on in?? And the money allocated for the city website? Hasn't that been under construction for quite some time? I just don't get it!

Going to last weeks meeting, I was shocked when the code enforcement was brought up for the RV park. It seems like we are unable to enforce the code violations for an AirBNB that is in one house, but we somehow think we can do it on an RV park with 120 spaces? I would like to know how that might work? And my other concern is the RV park has "quiet hours" of 10-7, so can we ensure that the car wash has the same? It should only be allowed to run during the same hours to respect the citizens that live close by!

Thank you for your time and efforts. Let's find a way to work together to make OUR South Weber what we all want!