

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 8 April 2021

TIME COMMENCED: 8:31 p.m.

LOCATION: Electronic Meeting through Zoom

PRESENT: MAYOR:

Jo Sjoblom

COUNCIL MEMBERS:

Hayley Alberts
Blair Halverson
Angie Petty
Quin Soderquist
Wayne Winsor

CITY ATTORNEY:

Jayme Blakesley

CITY ENGINEER:

Brandon Jones

CITY PLANNER:

Shari Phippen

CITY RECORDER:

Lisa Smith

CITY MANAGER:

David Larson

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Gary Boatright

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

1. Electronic Meeting Declaration and Order

Order on Public Meetings of the South Weber City Council

I, Jo Sjoblom, as Mayor of the South Weber City, do hereby find and declare as follows:

1. Due to the Emergency conditions which currently exist in the State of Utah, and specifically in Davis County and South Weber City as a result of the COVID-19 Pandemic and the recent surge in COVID-19 infections across the state and in Davis County, the holding of public meetings with an anchor location as defined in the *Utah Open and Public Meetings Act*, presents a substantial risk to the health and safety of those who may be present at the anchor location; and
2. The risk to those who may be present at an anchor location can be substantially mitigated by holding public meetings of the City Council pursuant to electronic means that allow for public participation via virtual means; and
3. The City has the means and ability to allow virtual participation in the public meetings in accordance with the *Utah Open and Public Meetings Act*;

NOW THEREFORE, BASED UPON THE FOREGOING,

For thirty days from the date of this Order, meetings of the South Weber City Council shall be conducted by electronic means without an anchor location. DATED this 31 day of March 2021.

2. Planning Commission Recommendation

Gary Boatright, Planning Commission Chair, reported the Planning Commission met previous to this meeting and recommended the City Council approve the Preliminary/Final Plat: Public Works Subdivision, also amending Smith & Edwards Subdivision located at approx. 128 E South Weber Drive.

3. Resolution 21-18: Property Exchange Agreement

Mayor Sjoblom explained South Weber City is under contract to purchase a lot for the future Public Works Shop. The parcel is located on State Road 60 (South Weber Drive) which is controlled by the Utah Department of Transportation (UDOT). UDOT requires the entrance to be located west of the originally proposed access upon property jointly owned by the Larry D Ray Revocable Trust and the Suzanne A Ray Revocable Trust. That property is under contract for purchase with Nilson Homes for development and will eventually require access across the public work's property for ingress/egress. Both the owner and developer have agreed to exchange the land for the Public Work's entry site for the land for the future Harper Way connection. City Manager David Larson mentioned there were grammatical corrections made to the agreement.

Councilwoman Petty moved to approve Resolution 21-18: Property Exchange Agreement. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

4. Resolution 21-19: Public Works Subdivision Final Plat

Mayor Sjoblom reported South Weber City is under contract to potentially purchase property for a new Public Works Facility. The property is located to the north of the South Weber Soccer Facility and to the south & west of the Heather Cove Subdivision. The city is currently in the due diligence period prior to closing on the property; and is investigating all aspects of the property to assess the viability of the property for its desired future use. One part of the city's due diligence is to create the surveyed lot in the configuration desired by the city for purchase with access to South Weber Drive. The purchase of the property is the first phase. No improvements are proposed at this time as there is no current funding to build the facility. A Sketch Plan meeting was held on March 2, 2021. Comments by staff were given and revisions made to the plat. A public hearing was held on March 18, 2021 with the Planning Commission and was continued to the April 8, 2021 Planning Commission meeting.

As part of the city's due diligence, the city submitted an application to UDOT for an access permit to South Weber Drive. One of the requirements for approval of the permit was to locate the access at or near the current driveway access just west on the Ray property. This necessitated the need to acquire additional property from the Rays to be included as part of Lot 2 of the Public Works Subdivision. The city has been working with a representative of the Ray property and the developer that is currently under contract with the Rays (Nilson Homes). A Property Exchange Agreement has been created. This agreement will exchange the property that the city needs from the Rays (for access to South Weber Drive) for the property that the Rays will need for a future road connection to Harper Way. This agreement was just approved by the Council.

The plat meets all requirements of City Code. The future intended use of the property as a Public Works Facility in the Commercial Recreation (C-R) Zone is a conditional use and will have to be approved as such when the city is ready to build the facility.

City Manager David Larson reported the acreage has changed from 11.92 acres to 11.926, which adds \$300 to the purchase price. The total purchase price is \$596,300.

Councilman Soderquist moved to approve Resolution 21-19: Public Works Subdivision Final Plat. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

5. Purchase of Public Works Subdivision, Lot 2


Mayor Sjoblom reported the City Council budgeted \$800,000 for the purchase of property for a future public works facility. The city is currently under contract to purchase property behind the soccer facility with access out to South Weber Drive. The contract originally required the city to close on the property by March 31, 2021. An extension was granted by the property owner to complete the purchase by April 15.

The city has completed due diligence including the creation of the Public Works Subdivision and worked out an access agreement with neighboring property owners to provide access to the property. Once the new lot has been recorded at the county, the city is prepared to close on the property acquisition.

The previously agreed to purchase price is \$50,000 per acre. The final amount of property needed to complete the purchase is 11.926 acres for a total purchase price of \$596,300. The city’s procurement policy directs that purchases above \$10,000 require City Council approval.

Councilman Halverson moved to approve the property purchase of Public Works Subdivision, Lot 2 at \$596,300. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

ADJOURN: Councilwoman Petty moved to adjourn the Council Meeting at 8:42 p.m. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, and Winsor voted aye. The motion carried.

APPROVED:  _____ Date 04-27-2021
Mayor: Jo Sjoblom

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Transcriber: Michelle Clark

Attest:  _____
City Recorder: Lisa Smith