

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 28 September 2021

**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  
Wayne Winsor

**COMMUNITY DIRECTOR:**

Trevor Cahoon

**CITY RECORDER:**

Lisa Smith

**CITY MANAGER:**

David Larson

**CITY ENGINEER:**

Brandon Jones

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Paul Sturm, T.G. George, and Michael Grant.

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

**1. Pledge of Allegiance:** Councilwoman Alberts

**2. Prayer:** Councilman Halverson

**3. Public Comment:** Please respectfully follow these guidelines.

- Individuals may speak once for 3 minutes or less: Do not remark from the audience.
- State your name & address and direct comments to the entire Council (Council will not respond)

Paul Sturm, 2527 Deer Run Drive, addressed the Storm Drain Capital Facilities Plan, Impact Fee Facilities Plan, and Impact Fee Analysis presentation for tonight's meeting. He questioned why the use of acronym ERU was used before it was defined. He did not believe the rainfall predictions were accurate. He pointed out there was no graphic shown for the Public Works Site and Facility. He noted that totals do not match between some graphics.

## ACTION ITEMS

**4. Approval of Consent Agenda**

- August 24, 2021 Minutes
- July Budget to Actual

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

Councilwoman Alberts moved to open the public hearing for Storm Drain Capital Facilities Plan, Impact Fee Facilities Plan, and Impact Fee Analysis. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

\*\*\*\*\* PUBLIC HEARING \*\*\*\*\*

**5. Public Hearing: Storm Drain Capital Facilities Plan, Impact Fee Facilities Plan, and Impact Fee Analysis:**

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

Councilwoman Alberts moved to close the public hearing for Storm Drain Capital Facilities Plan, Impact Fee Facilities Plan, and Impact Fee Analysis. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

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

**6. Ordinance 2021-13: Capital Facilities Plan, Impact Fee Facilities Plan, Impact Fee Analysis, and Impact Fee for Storm Drain; providing for the Calculation and Collection of Such Fees:** Councilman Winsor voiced this is long overdue. Councilwoman Alberts thanked city staff for their work on this.

Councilman Soderquist moved to approve Ordinance 2021-13: Capital Facilities Plan, Impact Fee Facilities Plan, Impact Fee Analysis, and Impact Fee for Storm Drain; providing for the Calculation and Collection of Such Fees in the amount of \$1,251.09 per ERU. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

**7. Resolution 21-45: 2021 Interlocal Cooperation Agreement between Davis County Cities and Davis County for UPDES (Utah Pollutant Discharge Elimination System) General Permit:** Polluted storm water runoff can be transported through municipal separate storm sewer systems (MS4s), and then often discharged into local water bodies. To prevent harmful pollutants from being washed or dumped into MS4s, certain municipalities are required to obtain coverage under a Utah MS4 permit and develop storm water management programs (SWMPs). The SWMP describes the storm water control practices that will be implemented consistent with permit requirements to minimize the discharge of pollutants from the storm sewer system. South Weber is considered an MS4 and is therefore required to comply.

A new Utah MS4 permit came out in 2020. One of the requirements of the new permit is for each MS4 to produce a new SWMP. All SWMPs must implement six specific Minimum Control Measures (MCMs). In order to help meet some of these MCMs when the original permit came out Davis County organized the Davis County Storm water Coalition; essentially creating a

group consisting of all cities in Davis County that could compile resources and more easily comply with some of the MCMs (largely covering public education and involvement, training, creation, and sharing of Standard Operating Procedures, etc.).

Earlier this year, the current Davis County Storm water Coalition Interlocal Cooperation Agreement expired. The new agreement is very similar to the previous agreement; only adding clarification on the scope of what the coalition is intended to accomplish. Section 4 of the new agreement covers the “Joint Cooperation,” which is the essence of the purpose of the coalition. Participating with the Davis County Storm water Coalition through approval of this agreement covers a vital part of the required MCMs in the city’s SWMP.

Councilman Soderquist asked if there is any monitoring of how much storm water is being discharged. Brandon replied there is not. This is an agreement to help all cities be compliant with EPA regulations concerning ordinances, education, compliance, etc. Councilman Winsor explained it is a cooperative agreement. Councilwoman Alberts asked if the coalition attends Council meetings to report. Brandon acknowledged the group is made of various cities public works departments and they do not report to councils.

**Councilman Winsor moved to approve Resolution 21-45: 2021 Interlocal Cooperation Agreement between Davis County Cities and Davis County for UPDES (Utah Pollutant Discharge Elimination System) General Permit. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

#### **8. Resolution 21-46: StreetScan Service Agreement**

Councilwoman Petty questioned how the city staff found this service, how long the initial scan takes, and how long the city is committed.

City Engineer Brandon Jones explained the city currently uses iWorq to assess the condition of the streets in South Weber as well as provide software as an evaluation tool. The assessment of the condition of the streets is a “visual” assessment and is measured in years of Remaining Service Life (RSL). iWorq also provides other modules that allows the city to process citizen feedback on public works related items. Staff feels that the visual condition assessment method is lacking and does not give as accurate a portrayal of street conditions as needed. Measurement in RSL has inherent limitations. To make the best decisions and ensure that the funding spent on street maintenance is used as efficiently and effectively as possible, better assessment and evaluation tools are needed.

Options were researched to provide a more accurate condition assessment. using an absolute measurement system (pavement condition index – PCI) rather than a relative system (RSL), offering web tools for asset management by public works, and providing interactive web tools for citizen engagement. The City Manager reviewed the procurement and selection process. StreetScan was selected based on their ability to provide the desired assessment and evaluation tools. The services provided by StreetScan, and the associated costs are all contained in the attached “Agreement for Services”. A summary of the services and associated costs are shown in the following table:

<u>SERVICE</u>	<u>COST</u>
StreetScan – Pavement (28 miles)	\$5,480
StreetScan – Sidewalk (46 miles)	\$11,160
Asset Management Module	\$4,000
Work Order Module	\$16,500
Citizen Engagement Module	\$5,500
Data Hosting	\$750
<b>TOTAL (1<sup>st</sup> Year)</b>	<b>\$43,390</b>
Budget	\$44,000
<i>TOTAL (2<sup>nd</sup> Year / ongoing)</i>	<i>\$16,500</i>

Brandon explained one advantage to StreetScan in comparison to iWorq software is it will save time. City Manager David Larson discussed the advantages to this software that will provide a higher quality of evaluation of streets and detailed plans for the future.

Councilman Soderquist questioned if the total cost is an increase or decrease. Brandon replied StreetScan is more expensive than iWorq. The city will review the system following the first year and then evaluate whether to continue use of all modules. David acknowledged StreetScan includes sidewalks which is currently being done by the Public Works Department. Brandon pointed out this will save public works time as well.

Councilwoman Alberts inquired where this is located in the budget. David replied it is under Capital Projects. Councilwoman Alberts had concerns with the contract termination. Brandon is certain the city is going to use the pavement element with StreetScan. He explained there is an advantage to using the sidewalk module since the city does not currently have a system to do so. Councilman Winsor struggled with the value received for the cost of the software. He asked for clarification on the efficiency statement. Brandon explained the savings is in the time spent on engineering every year. Councilman Winsor queried if there will be any hidden costs down the road if the city moves the maintenance management to a new system. Brandon replied the city needs a year to assess and evaluate. Councilman Halverson opined in his math calculations this system will make up for the costs of paying Public Works and engineering. Councilman Soderquist asked if there are other cities using this system. Brandon identified various cities who are using it throughout the nation. Councilwoman Petty pointed out the packet included referenced cities.

Councilwoman Alberts asked about making sure items are removed on the streets during the scan process. Brandon replied if this contract is approved, getting information out to the community through the city website and social media concerning the date the scans will take place can help. Councilwoman Alberts asked if this was the only bid received. Brandon reiterated research of multiple companies took place and StreetScan was chosen.

**Councilwoman Petty moved to approve Resolution 21-46: StreetScan Service Agreement for \$43,390.00. Councilman Halverson seconded the motion. Mayor Sjoblom called for the**

**vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

## **DISCUSSION ITEMS**

### **9. Storm Drain Utility Rate Study**

City Manager David Larson reported South Weber City is in the process of reviewing the Storm Drain Utility Fund. Important steps are up for consideration tonight – Capital Facilities Plan, Impact Fee Facilities Plan, and Impact Fee Analysis. The next step in the process is a utility rate study which is done by a third party that evaluates the needs of the utility, including capital projects, operation and maintenance, regulatory processes like the Clean Water Act, etc., and identifies a monthly utility bill amount that covers ongoing needs. It is important to complete a CFP, IFFP, and IFA prior to finalizing a rate study so those projects are appropriately reflected in the study.

David expressed the storm drain rate study is in progress. It is anticipated the study will be completed by the end of the year. Although it is not complete, staff anticipates that it may yield a suggested utility rate that is much higher than the current rate based on the current financial health of the utility fund, the history of the rate, the operations and maintenance needs of the system, and regulatory requirements. Councilwoman Alberts asked what the utility for storm drain fee covers. David replied it takes care of the ongoing operations and maintenance. The last time the city raised rates for storm drain was in 2006.

## **REPORTS**

### **10. New Business (None)**

### **11. Council & Staff**

**Mayor Sjoblom:** reported she attended the Council of Governments meeting. Western Resources is working to get land use planning teams together with water districts on a regular basis. They will address water access, supply, and shortages to ensure good city and county land use planning. Safe Harbor Crisis Center in Davis County has seen a significant increase in cases since COVID. They turn away up to five hundred people annually. Social workers are experiencing compassion fatigue. Interested volunteers can visit their website for more information. The City Treasurer position vacated by Paul Laprevote was reposted yesterday to gather additional applicants.

**Councilman Halverson:** expressed the Public Safety Committee met with Utah Department of Transportation (UDOT) officials. UDOT will be installing orange flexible barriers on the median and a no U-turn sign at the intersection of Hwy 89 and South Weber Drive. They discussed a variety of options including the installation of a streetlight and believed there was not enough traffic going east and west to justify a light. In the meeting a discussion took place regarding speeding on South Weber Drive and traffic concerns with Highmark Charter School. UDOT will not change the speed limit from 45 to 40 mph. UDOT will be meeting with the charter school to discuss traffic design and red striping farther to the west. Councilwoman Petty requested the city be a part of those meetings. The committee also discussed the No Turn on Red sign at South Weber Drive and 2700 East intersection. UDOT reported the city sign is in the site line of UDOT standards which necessitated the need for the No Turn on Red sign. Councilman Halverson

requested Brandon Jones look at the American Association of State Highway and Transportation Officials (AASHTO) diagram again for the city electronic sign. Discussion took place regarding liability issues. Councilman Halverson explained there is no liability because the No Turn on Red sign has been installed. David reported the City Attorney is in the process of putting together a report after reaching out to Davis County Sheriff's Department. Councilman Halverson asked UDOT about crosswalks on South Weber Drive. UDOT will conduct a pedestrian count for crosswalks. David will reach out to the charter school and UDOT to request the city be a part of any meetings.

**Councilman Soderquist:** related following last week's meeting he visited homes where dust is accumulating. He suggested renting or obtaining equipment to help measure the particles that are blowing through the city and what level they are. He had a discussion with the gravel pit representatives and was told even though secondary water is turned off, they will continue watering. Staker Parson has a well they are pulling from and using culinary water. They are waiting for another shipment of mag-chloride for the roadways. The amount of dust last week was slightly up from the week before. They are reviewing the data sent to them from the city's dust collection boxes. He asked city staff if the city needs to pursue purchase of measurement equipment. David responded city staff is following the suggestions listed by the city attorney. Councilman Winsor favored the purchase of equipment to help collect data. He thanked Councilman Soderquist for the tremendous job he has done in collecting data. Councilman Soderquist voiced it would be helpful to have manufactured monitoring equipment to collect the data.

**Councilwoman Petty:** shared the parking lot of Canyon Meadows Park is complete. Contractors recommended surfacing the pickleball court wait until next spring because of the dust. She suggested covering the bike track with something to keep the dust down. Brandon reported there will be a no cost time extension for completion because of the city's request to wait on surfacing.

**Councilman Winsor:** communicated the Code Committee is working on the development agreement and code aspects for master planning of the general plan which may lead to a joint discussion with the City Council and the Planning Commission. Parking and private roads will go before the Planning Commission in October.

**City Manager David Larson:** informed Council the Utah League of Cities and Towns is the next three days so he will not be in the office.

**Community Director Trevor Cahoon:** announced the integration for human resources (HR) software was completed and allows individuals to complete job opening applications online through the city website. The administrative department is shifting some position locations and job duties. David added the city staff is excited about dedicating additional hours for communication within current budget and staffing levels.

## **12. CLOSED SESSION held pursuant to the provision of UCA section 52-4-205 (1) (d) to Discuss the Purchase, Exchange, or Lease of Real Property**

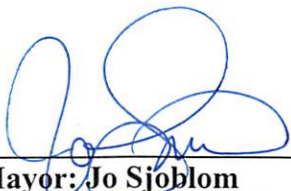
**Councilman Winsor moved to go into a CLOSED SESSION held pursuant to the provision of UCA section 52-4-205 (1) (d) to discuss the Purchase, Exchange, or Lease of Real Property at 7:42 p.m. Councilwoman Petty seconded the motion. Mayor Sjoblom called for**

the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.


**13. Return to Open Meeting and Adjourn**

Councilman Soderquist moved to open the public meeting at 8:24 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.

**ADJOURN:** Councilwoman Alberts moved to adjourn the Council Meeting at 8:25 p.m. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

**APPROVED:**  \_\_\_\_\_ Date 10-26-21  
Mayor: Jo Sjoblom

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

Attest:   
City Recorder: Lisa Smith

CC 2021-09-28 CI #1 Sampson

**From:** [Mike Sampson](#)  
**To:** [Public Comment](#)  
**Subject:** Fiber Optic options for residents  
**Date:** Tuesday, September 21, 2021 5:52:43 PM

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I would be in favor of having fiber optic as an option in South Weber. We currently have two options for internet services. Both services continue to increase prices and have little incentive to provide quality service.

Ultimately it would be great to have choices to pick the Internet Service that provided great service, not stuck with a choice of who the best of the worst.

Mike Sampson  
7362 S 2050 E, South Weber, UT 84405



CC 2021-09-28 CI #2 Mitchell

**From:** [Amy Mitchell](#)  
**To:** [Petty, Angie](#); [Blair Halverson](#); [David J. Larson](#); [Hayley Alberts](#); [Jo Sioblon](#); [Public Comment](#); [Wayne Winsor](#); [Quin Soderquist](#)  
**Subject:** Public comment and South Weber drive  
**Date:** Tuesday, September 28, 2021 10:19:47 AM

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Amy Mitchell  
1923 Deer Run Drive

I would like to address an issue that I have experienced when leaving carpool at Highmark Charter School on South Weber Drive. When using the west exit, both in the morning and in the afternoon, there is a huge sight issue when trying to look to see if it's safe to pull out onto South Weber Drive. Cars are parked almost up to the red curb where the fire hydrant is. With the curve of the road and the cars parked the way they do, it makes it almost impossible to see if there is any oncoming traffic.

I have driven both my car and truck and it is definitely easier to see in my truck, but not by much. I am attaching pictures from 2 separate days. They are all taken when driving my truck. I have sent them to Chris Tremea as well. Even to my uneducated eye, I can see a problem with the sight triangle and the curve of the road. I would like to request publicly to have the curb painted red further down the road to ensure a better line of sight.

I try to use that exit if possible to not add my car to the congestion at 2700 if possible. I'm sure other cars would do the same if it was easier to see.

I ask for you to please address this issue with UDOT and get it fixed as soon as possible.

Thank you for your time and efforts.  
Sincerely,  
Amy Mitchell

Comments to South Weber City Council  
for 28Sep21 Meeting  
by Paul A. Sturm

Public Comments on: Storm Drain Capital Facilities Plan & Impact Fee Facilities Plan & Impact Fee Analysis Presentation.

1) Page 60 of 248

The acronym ERU was first used on Page 60 in the intro/summary, but was not defined until Page 62. Not being familiar with this acronym, I looked up the definition so as to comprehend what was being discussed.

2) Page 85 of 248

Table 4.2 does not seem to make sense. Nearly every storm/thunderstorm in South Weber exceeds these numbers, and these do not appear to be realistic. The concern is if and how these numbers were used in calculations.

Table 4.2 - Precipitation Distribution for a 1-hour, 100-year Storm Event

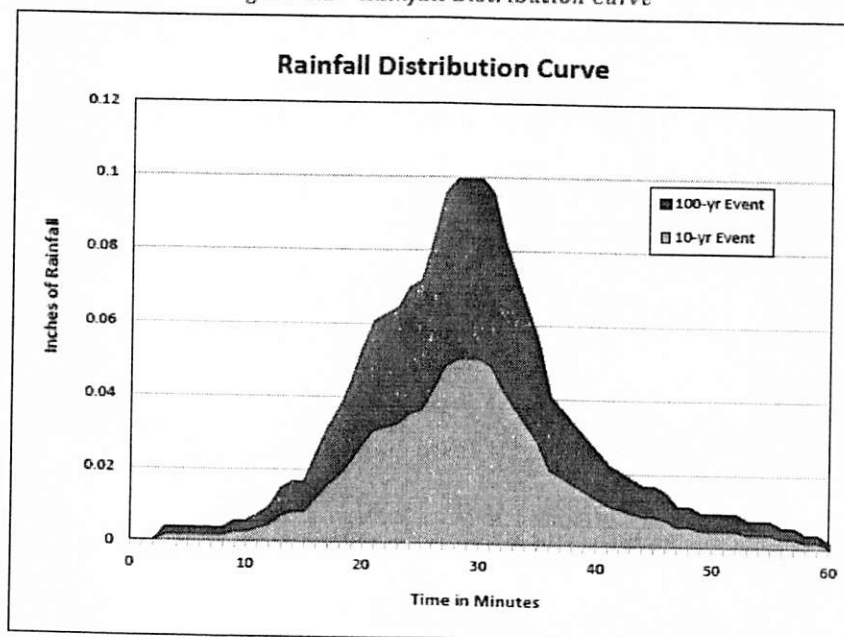
min	inches	min	inches	min	inches	min	inches	min	inches	min	inches
2	0.000	12	0.005	22	0.032	32	0.042	42	0.010	52	0.005
4	0.002	14	0.008	24	0.036	34	0.033	44	0.008	54	0.004
6	0.002	16	0.012	26	0.042	36	0.021	46	0.007	56	0.003
8	0.002	18	0.019	28	0.050	38	0.017	48	0.006	58	0.002
10	0.003	20	0.027	30	0.050	40	0.013	50	0.005	60	0.001

I experienced a 1 in 500 year event in July of 1986 when I first moved to SWC. It moved water, soil, and corn kernels over 150 yards downhill into my yard.

3) Page 86 of 248

Similar to comments on Table 4.2, Figure 4.1 appears to show that a 30 minute rainfall, in a 100 year event, will only generate 0.1 inches of rain!

Figure 4.1 - Rainfall Distribution Curve



4) Page 170.5 of 248

There is no Project P.26 graphic shown in this presentation for the Public Works Site and Facility (Storm Drain Project). Page 144 of 248 shows a detailed breakout of projected costs for the P.26 needs. This is estimated to be a \$7.5 million dollar project, and was considered to be the Number 1 project. Also, it appears that totals do not match between some graphics.\*

Project # 26 Public Works Site and Facility (Storm Drain Portion)  
 Description: Construction of a new Public Works Site and Facility attributable to Storm Drain Facilities.

Item	Description	Units	Unit Price	Total Amount	Cost Breakdown					
					Deficiency	Maintenance	Impact Fee Eligible	Developer Cost		
1	Property Purchase	11.926 Ac	\$ 50,000	\$ 596,300						
2	Site Work	6.0 Ac	\$ 150,000	\$ 900,000						
3	Utilities - Water	1 ls	\$ 80,000	\$ 80,000						
4	Utilities - Sewer	1 ls	\$ 100,000	\$ 100,000						
5	Utilities - Storm Drain & Canal	1 ls	\$ 400,000	\$ 400,000						
6	Utilities - Irrigation	1 ls	\$ 50,000	\$ 50,000						
7	Utilities - Power & Lighting	1 ls	\$ 150,000	\$ 150,000						
8	Utilities - Gas	1 ls	\$ 30,000	\$ 30,000						
9	Utilities - Communication	1 ls	\$ 40,000	\$ 40,000						
10	Utilities - Generator	1 ls	\$ 100,000	\$ 100,000						
11	Main Building (250' x 80')	20,000 sf	\$ 120	\$ 2,400,000						
12	Storage Shed (120' x 50')	6,000 sf	\$ 60	\$ 360,000						
13	General Conditions (15%)	1 ls	\$ 781,000	\$ 781,000						
				Subtotal	\$ 5,987,300					
				15% Engineering & Construction Management	\$ 898,100					
				10% Contingency	\$ 598,730					
				<b>TOTAL</b>	<b>\$ 7,484,130</b>					
					20%	\$ 1,496,830				
					20%	\$ 1,496,830				
					20%	\$ 1,496,830				
					20%	\$ 1,496,830	\$ *	\$ 987,910 \$ 508,920 \$ -		
					15%	\$ 1,122,610				
					2%	\$ 149,680				
					2%	\$ 149,680				
					1%	\$ 74,840				
<b>TOTAL</b>					<b>100%</b>	<b>\$ 7,484,130</b>	<b>\$ -</b>	<b>\$ 987,910</b>	<b>\$ 508,920</b>	<b>\$ -</b>

Table 6.2 - Projects Cost Summary (IFFP)

Project No.	Project Description	Total Estimated Cost	Cost Breakdown			
			Existing Deficiency	Maintenance	Impact Fee Eligible	Developer Costs
26	Public Works Site and Facility (Storm Drain Portion)	\$ 1,496,830 *	\$ -	\$ 987,910	\$ 508,920	\$ -

From Page 103 of 248. Numbers do not match with Page 144 above.

Needs Assessment and Prioritization of Projects

Project #	Description	Project Cost	Impact Fee Eligible (Y/N)*	Evaluation Criteria (Rated 1-5, w/ 5 being highest priority and 0 being needed only with development)				
				Description of Need	Criticality	Condition	When Needed	Total Rating
26	Public Works Site and Facility (Storm Drain Portion)	\$ 1,496,830	Y	The existing Public Works Facility is in extremely poor condition, is too small for current and future needs, and is in need of replacement to meet the needs. Property has been purchased.	5	5	5	15

- From Page 172 of 248