

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 14 June 2022

TIME COMMENCED: 6:00 p.m.

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

PRESENT: MAYOR: Rod Westbroek

COUNCIL MEMBERS: Hayley Alberts
Joel Dills
Blair Halverson
Angie Petty
Quin Soderquist

COMMUNITY DIRECTOR: Trevor Cahoon

CITY MANAGER: David Larson

CITY ATTORNEY: Jayme Blakesley

CITY ENGINEER: Brandon Jones

CITY RECORDER: Lisa Smith

FINANCE DIRECTOR: Mark McRae

PR ASSISTANT: Shaelee King

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Michael Grant, and Blake Soderquist.

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

1. Pledge of Allegiance: Councilman Halverson

2. Prayer: Mayor Westbroek

3. Public Comment:

Please respectfully follow these guidelines.

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

Paul Sturm, 2527 Deer Run Drive, gave some minute clarification suggestions along with proofing corrections.

Michael Grant, 2622 Deer Run Drive, requested the City Council give regular updates on the progress of the welcome sign relocation.

PRESENTATIONS

4. New Employee Introduction – Blake Soderquist

Mayor Westbrook introduced Blake Soderquist as the newest employee in the Public Works Department. The City Council welcomed him.

ACTION ITEMS

5. Consent Agenda

- **May 10, 2022 Minutes**
- **May 24, 2022 Minutes**
- **May Check Register**
- **April Budget to Actual**

Councilwoman Alberts moved to approve the consent agenda with the amendments to the 24 May 2022 minutes 1) Paul Sturm’s public comment to read “both city code and the Gateway Development Agreement allow only 30 units.” and 2) adding her name which was missing. Councilman Soderquist seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

6. Resolution 22-26: Adopt Proposed Certified Tax Rate

City Manager David Larson explained each year the county looks at all properties in the city and determines the assessed value. The new certified tax rate calculated by the county for 2022 is .001158 for a revenue amount of \$980,880. South Weber City’s 2023 Tentative Budget shows an increase in property tax revenue from \$933,000 in 2021 to \$1,000,000 in 2022. This is a 2% increase in the certified tax rate. If the city holds the rate from 2021 at .001522, the new revenue figure is \$1,289,000 for an increase of 31.4%. If the city proposes a tax rate increase of 10% to match inflation, the proposed rate would be .001181 and the new revenue amount is \$1,078,000. Last year the average home price for South Weber City was \$450,000. This year the average home price has increased because of inflation and demand to \$560,000, which is an increase of \$110,000.

Mr. Larson added either the final or proposed certified tax must be adopted by June 22, 2022 depending on whether a Truth in Taxation hearing is required. Finance Director Mark McRae indicated the certified tax rate can be adjusted after the Truth in Taxation Hearing and come back as a resolution to be approved by the City Council. Councilman Soderquist favored the certified tax rate of .01181. Council Members Halverson, Dills, Petty, and Alberts favored .001273. Councilman Soderquist suggested making sure the public is educated on whatever decision is made.

Councilman Soderquist moved to approve Resolution 22-26: Adopt Proposed Certified Tax with an amended tax rate of .001273 and setting August 9, 2022 for the Truth In Taxation Hearing. Councilman Dills seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

7. Resolution 22-27: Davis County Dispatch Agreement

Mr. Larson explained each year Davis County evaluates the costs to continue to provide dispatch services which are vital for emergency services. The cost is based on a five-year average of calls and a per call amount. Last year’s contract was for \$9,864.80 (\$32.45 per call for 304 average calls). The number of calls increased 23% from the year before moving the five-year average up to 344. The price per call this year increased from \$32.45 to \$33.42 bringing the total cost to \$11,496.48, an increase of \$1,631.68 or 16.5%.

Councilwoman Petty queried what will happen when all dispatch is consolidated. Mr. Larson responded there is talk of a centralized dispatched center, but the outcome is unclear.

Councilman Halverson moved to approve Resolution 22-27: Davis County Dispatch Agreement. Councilwoman Alberts seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

8. Resolution 22-28: Declare Multiple Vehicles Surplus

When the city determined to move fleet to the municipal lease program it implemented a process to order new vehicles and upon their arrival to sell the old ones. Replacement vehicles have arrived, and four public works and two fire vehicles are ready to be declared surplus. The current process for disposing vehicles is by public auction which Mr. Larson declared gets the most value with the least staff time involved.

YEAR	MAKE	MODEL	MILES	VIN #	PLATE #
PUBLIC WORKS					
2014	Dodge	Ram 2500	63,735	3C6TR5CT2EG143709	527169 EX
2014	Dodge	Ram 2500	63,591	3C6TR5CT2EG143708	527168 EX
2013	Chevrolet	Silverado 3500	66,394	1G83KZC89D2289690	527167 EX
2017	Dodge	Ram 2500	26,422	3C6LR5AT7HG632694	200536 EX
FIRE					
1993	AG General	Hummer	NA	...139885	NA
1992	AG General	5-ton Tender	NA	AG000136778	511041 EX

Councilman Soderquist moved to approve Resolution 22-28: Declare Multiple Vehicles Surplus. Councilwoman Alberts seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

9. Resolution 22-29: Interlocal Paramedic Billing Agreement

The Fire Chiefs within Davis County have been working together to establish an agreed upon billing rate across jurisdictions. This action should be the final step in moving paramedic service from the county to local agencies. The billing rate is being established as a flat fee of \$245.67 per call which was calculated from the state-approved paramedic rate (\$582.00) and the average collection rate percentage (42.21%) of the eight fire departments. Councilwoman Petty expressed this agreement will save cities money. Councilman Dills was surprised at the low collection rate.

<u>PMA FEE CALCULATION</u>	<u>CY2020</u>	<u>AVERAGE</u>
% Net Revenue		
South Davis Metro Fire	45.00%	42.21%
Farmington Fire	41.10%	
Kaysville Fire	41.20%	
Layton Fire	47.79%	
South Weber Fire	43.91%	
Syracuse Fire	40.44%	
North Davis Fire	36.47%	
Clinton Fire	41.78%	

Approved PM Rate

\$582.00

Flat Rate Amount

\$245.67

Councilwoman Petty moved to approve Resolution 22-29: Interlocal Paramedic Billing Agreement. Councilman Halverson seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

10. Fraud Risk Assessment

South Weber City takes its financial and fiduciary responsibilities very seriously. Policies, procedures, and internal controls have been adopted and implemented to protect city funds. The yearly Fraud Risk

Assessment is one indicator of how well the city is doing. Last year the Audit Committee set a goal to decrease risk level from Low to Very Low by implementing new written policies. The City received 375 out of a possible 395 total points (an increase of 40 points) for its efforts in reducing the risk of fraud.

Councilwoman Alberts moved to accept the Fraud Risk Assessment. Councilman Halverson seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

11. Accept 2022 Draft Water Conservation Plan

The Water Conservation Act requires each public water system with over 500 connections to submit a Water Conservation Plan to the Division of Water Resources and update it every five years. The plan contains existing and proposed conservation measures that the city will take to conserve water and limit or reduce its per capita consumption so that adequate water supplies are available for future need. Noncompliant water systems (those that do not fulfill this requirement) are ineligible for state loans or funding.

The city's previous plan was adopted in 2017. Since then, the state has updated the process and requirements. The process now requires the city to submit a draft version of the plan before July 15 which is reviewed and given back to the city with any comments. The city then makes any necessary changes, holds the required public hearing, formally adopts the plan via resolution, and sends the state documentation of completion of the requirement. Due to the change in plan requirements, it is not possible to provide a side-by-side redlined version of the current plan showing the updates. The new plan; however, does include (as required) a list of the city's previously established conservation goals and the status of each. Councilwoman Alberts requested the finalized plan be placed on the city website.

Councilwoman Petty moved to accept the 2022 Draft Water Conservation Plan. Councilman Soderquist seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

DISCUSSION ITEMS

12. Noise Ordinance

South Weber City currently does not have code that regulates noise emissions within the city. City staff, with the recommendation of the Code Committee, created a draft ordinance for the City Council to review and make recommendations. Councilman Soderquist expressed South Weber may not be a big enough city for this specificity and was concerned about the enforcement efforts involved. He understood the need for a noise code but did not agree it needs to be this detailed. Councilman Dills shared that he asked for a noise check at the new carwash and quickly received information back from Chris Tremea that it did not exceed the ambient noise that was calculated prior to construction. Councilman Halverson added there is a need for some type of guidelines. Councilwoman Alberts referenced her neighborhood bird noise and questioned if the decibels are set too low. Councilman Soderquist wanted the numbers verified before adoption.

Councilwoman Alberts inquired about permits and what happens if one is not obtained. Community Director Trevor Cahoon explained the code enforcement process. Councilwoman Petty queried about engine brakes and City Attorney Jayme Blakesley shared the city is limited because the roads where large trucks travel are state and federal roads. Mayor Westbroek recommended signage stating it is prohibited. Mr. Blakesley explained the measurement aspects of the ordinance are information needed for the courts. Councilman Dills expressed noise problems are usually handled by Davis County Sheriff's Department. He suggested the need for the ordinance to mainly focus on commercial noise. He did not foresee this as neighbor versus neighbor in a residential area. Councilman Halverson agreed construction noise needs an established time frame so

that it can be enforced. He echoed the ambient noise level on the table is set too low. Trevor was tasked to follow up on the chart and verify ambient levels.

13. City Council Meeting Schedule

Mayor Westbrook expressed South Weber City Council has had some long meetings the last few months. The question was raised whether the meeting schedule should be adjusted from the current two meetings to three. Mr. Larson discussed all the work behind putting together a Council Agenda and packet and preferred two meetings per month given the amount of work and necessary notifications. Councilman Halverson shared he leaves his schedule open for Tuesday nights and suggested the city staff and mayor add the third meeting only as needed based on the volume of items. The Council agreed.

REPORTS

13. New Business

Park Summer Hours: Councilwoman Petty related residents have requested extending the park hours, specifically for pickleball. Current park hours are 6:00 a.m. to 10:00 p.m. Councilman Halverson relayed 10:00 p.m. is adequate. Councilman Dills agreed on current times and readdressing if the need arises. Discussion followed that although the pickleball courts were placed at a maximum allowable distance from homes, they are still surrounded by residences.

Pickle ball courts at Canyon Meadows Park: Mr. Larson revealed the final walk through was scheduled for this Thursday. Ribbon cutting ceremony will be at 9:00 a.m. on July 2nd with a pickleball clinic from 7:30 a.m. to 9:00 a.m. Also, food trucks will probably be included. A city-sponsored pickleball tournament will follow on July 9th in the evening.

Tentative Budget: Mayor Westbrook vocalized there has been a lot of negative feedback concerning the proposed rate increases for Mayor, City Council, and Planning Commission. Councilman Dills suggested removing the increase in compensation. Councilwoman Alberts recounted two members of the Planning Commission disfavored an increase. Councilman Halverson acknowledged he would support a return to the previous amount. Councilwoman Petty announced to the public this is not and would never be an easy discussion. She lamented there may be a time when individuals will not choose involvement because they are not being compensated enough. Mayor Westbrook expressed most other cities are increasing their compensation for Mayor, City Council, and Planning Commission this year and that South Weber is well under the amount paid in similar sized areas. Mayor and Council agreed to remove the proposed increases.

14. Council & Staff

Mayor Westbrook: mentioned a half-dead cottonwood tree on the west end of the fire station will need to be removed. Councilman Dills encouraged replacing any removed trees. Mr. Larson reported the proposed drain in front of the building will not be needed which will save money. Mayor Westbrook presented a rendering of the South Weber City Welcome Sign changes and asked Mr. Larson to reach out to UDOT. Mayor Westbrook reported cell #4 liner is currently being installed at the landfill and will protect any leaching out.

Councilman Dills: relayed the Parks and Recreation Committee is currently reviewing options for the Train Club. He asked Mark McRae to clarify the base rate water fee calculation. Councilwoman Alberts suggested sharing a water rate cost breakdown on the city website. Councilwoman Petty clarified South Weber City does not have the density other cities have to share in the cost of infrastructure. City Engineer Brandon Jones reminded Council that information being requested is included in the water rate analysis.

Councilwoman Alberts: announced Country Fairs Days will begin August 1st. The Mayor and City Council will be serving at the Monday night dinner. The parade is August 6th. The Code Committee met to discuss further restrictions for culinary water and creating emergency rates in the consolidated fee schedule. They are also working on an R-7 zero lot line plat option.

Councilman Soderquist: attended a quarterly meeting with the gravel pits. Geneva has made several improvements. Staker Parson Company is working on various adjustments.

Councilman Halverson: highlighted agenda items at the Planning Commission on 9 June 2022.


- They unanimously recommended approval of the final plat and rezone request for Belnap Estates located at approximately 7888 S 2600 E.
- They had a tie vote on approval of the rezone request for Holland located at approximately 7800 S 2700 E., so no recommendation is made.
- The full Commission recommended approval of the Petersen Farms PUD at approximately 6950 S 475 E.
- All commissioners recommended approval of the final plat for Sophia’s Haven at approximately 1550 E South Weber Drive with the condition that the location of fiber optic and water utility lines be identified on the final plat.

City Manager David Larson: acknowledged Lisa Smith just completed a certification course for recorders. Lisa stated she received the Utah Municipal Clerks Association State Recorders Certification which was newly created this year.

ADJOURN: Councilman Halverson moved to adjourn the Council Meeting at 8:08 p.m. Councilwoman Alberts seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

APPROVED:  **Date** 07-12-2022
Mayor: Rod Westbroek


Transcriber: Michelle Clark

Attest: 
City Recorder: Lisa Smith

CC 2022-06-14 CI #1 Maass

From: [Teresa Maass](#)
To: [Public Comment](#)
Subject: Mayor, city council and planning commission raises
Date: Friday, June 10, 2022 8:56:49 PM

To whom it may concern:

Since 2017, the business of the mayor and city council in South Weber has been to find funds (through taxes and fees) for various projects. It seems as if the government of South Weber will never decline increases of any kind. Now, you want to raise your wages. I understand it is time consuming to be in a small town council, but I feel you are raising the cost of our town too much in a short amount of time. This is especially egregious after the storm drain doubling in price, wanting a bond for a new maintenance shop and the inflation we are experiencing during this time. It is wrong to vote yourself a raise, since so many people are struggling during this time and this will not help people in times of need.

As a citizen of South Weber, I am NOT in favor of any more taxes, fees and salary increases in our town! I am NOT in favor for any salary raises for the mayor, city council and the planning commission. Please begin to budget for items in the budget and differentiate between needs and wants. I believe when the council begins to listen to their constituents, then a raise would be warranted.

Your organizational chart lists the citizens of South Weber at the top, when will you listen and abide by their wishes.

I am disappointed in the actions of the governmental body of South Weber.

Teresa Maass
1581 E. Sandalwood Dr.

**Comments to South Weber City Council
for 14Jun22Meeting
by Paul A. Sturm**

1) Public Comments on Agenda Item #5b- May 24, 2022 Minutes

A) Reference Packet Page 18 of 138 - 3. Public Comments

Paul Sturm, 2527 Deer Run, referenced the Development Agreement for Gateway, and noted that 31 units are shown in the exhibit.

I believe that this representation misses the main thrust of my comment. It misses the fact that I stated both City Code and the Gateway Development Agreement allow only 30 units. I believe that the statement "Both City Code and the Gateway Development Agreement allow only 30 units." should be added.

B) Reference Packet Page 21 of 138 - Agenda Item 11 from May 24, 2022 Minutes

11. Resolution 22-25: Development Agreement for South Weber Gateway
Councilwoman referencing Paul Sturm's public comment, questioned why the phasing diagram does not match the wording of the agreement. Mr. Cahoon responded no more than thirty (30) building

Councilwoman Alberts is the individual who made this comment. Her name is missing.

**2) Public Comment on Agenda Item #10- Fraud Risk Assessment
Reference Packet Pages 101 to 105 of 138**

PURPOSE

Access the risk of fraud in South Weber City government by an analysis of City policies, procedures, and internal controls

The sentence should read Assess, not Access. Otherwise, an excellent presentation that shows á high degree of compliance.

**3) Public Comment on Agenda Item #12- Discussion on Noise Ordinance
Reference Packet Pages 125 to 137 of 138**

The following is contained on Page 129 of 138: The acronym SLM

3. The SLM must be calibrated in accordance with manufacturer specifications.

Please note that this is the first use of this acronym in the text. As previously discussed, it is improper to use an acronym for the first time and not define it at that time. The fact that there is a "DEFINITIONS" section in this proposed City Ordinance does not mean an acronym should not be defined at first use.

I have mentioned this before, and Mayor Westboek agreed that just having a definitions section is not adequate for the text in a City Ordinance.