

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 28 March 2023

**TIME COMMENCED:** 6:00 p.m.

**LOCATION:** South Weber City Office @ 1600 East South Weber Drive, South Weber, UT

**PRESENT: MAYOR:**

**Rod Westbroek**

**COUNCIL MEMBERS:**

**Hayley Alberts  
Joel Dills  
Blair Halverson  
Angie Petty  
Quin Soderquist**

**CITY MANAGER:**

**David Larson**

**FINANCE DIRECTOR:**

**Mark McRae**

**COMMUNITY SERVICES DIR:**

**Trevor Cahoon**

**CITY ATTORNEY:**

**Jayne Blakesley**

**CITY ENGINEER:**

**Brandon Jones**

**CITY RECORDER:**

**Lisa Smith**

**Minutes:** Michelle Clark

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**ATTENDEES:** Paul Sturm, Michael Grant, Cole Fessler, and Lisa Manning.

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

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

**2. Prayer:** Councilman Soderquist

**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 & city and direct comments to the entire Council (They will not respond).

## **PRESENTATIONS**

**4. Property Tax Presentation by County Assessor Lisa Manning:** County Assessor Lisa Manning explained the assessed value/sales price = sales ratio. 1 (100%) means that the assessed value and sales price match exactly. Anything over 1 means the assessed value is HIGHER than the sale price and anything under 1 means the assessed value is LOWER than the sales price. The

law requires values between 95 and 105% of the sales prices. She walked through a scenario in which a property was valued at \$400,000 on January 1, 2022 which was 100%. Ms. Manning continued to explain the calculations for sales ratio from January 2022 to December 2022 and the market fluctuated up and down. From January to April the increase was approximately 15%. From May to December, it decreased 15-20%. Countywide, it is anticipated the 2023 values will be within 5-6% of the 2022 value. Mayor Westbrook thanked Ms. Manning for her report.

### **ACTION ITEMS:**

#### **5. Consent Agenda**

- **28 February 2023 Minutes**
- ~~2023 Maintenance Project Contract~~ (removed)

Councilman Dills questioned the 2023 Maintenance Project Contract. The City Council decided to remove it from the consent agenda to discuss further.

**Councilwoman Petty moved to approve the consent agenda as written. Councilwoman Alberts seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.**

#### **2023 Maintenance Project Contract:**

City Engineer Brandon Jones explained that due to poor timing and higher than anticipated prices last summer, City staff decided to wait and combine last year's projects with this year's and bid them as one larger project. Streetlogix (street evaluation software) determined the locations and treatments that would produce the highest overall increase to the city's PCI (pavement condition index) rating. The average overall PCI is currently 80.68. If no work is completed it will drop to 77.96 next year. With the proposed projects, it will increase to 84.08. For the concrete repair work, the highest priorities will be repaired first with funding dictating how much can be done. Actual field conditions may affect final quantities.

Councilman Dills queried why one contractor is awarded the entirety considering the high number of projects. City Engineer Brandon Jones responded that it makes it easier to coordinate all the projects. Councilman Dills was concerned about the dollar amount of the bid and questioned the need for striping in certain areas of the city. Mr. Jones reviewed the process conducted by the Public Works Department in identifying street maintenance. Councilman Soderquist asked how often city streets are scanned. Mr. Jones replied the last scan was two years ago and will take place again in 2024. Councilman Soderquist questioned the process for road maintenance following the winter months. Mr. Jones explained after areas dry out a street assessment will be conducted along with patching/fixing. He noted chipping and sealing the streets usually takes place within two years of completion of a development and those funds are provided by the developer and held by the city until needed.

**Councilwoman Petty moved to approve the 2023 Maintenance Project Contract to Staker & Parson Companies in the amount of \$1,228,999.00. Councilman Halverson seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.**

#### **6. Resolution 23-08: Interlocal Cooperation Agreement for Municipal Election Services**

Municipal elections are held in odd numbered years. Election processes are complicated and costly. South Weber relies on Davis County to provide the necessary support to run the election. Some of the

costs are shared with participating cities and the number participating is currently unknown. The number of registered voters also factors in the amount. The estimated cost is \$9,152.89 per election so if both a primary and general election are held, the total is estimated to be \$18,305.78 which is about \$1,000 more than the last election. If any of the water districts participate, they will share a small portion of the cost.

**Councilman Dills moved to approve Resolution 23-08: Interlocal Cooperation Agreement for Municipal Election Services. Councilman Soderquist seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.**

#### **7. Resolution 23-09: Update Consolidated Fee Schedule Chapter 7 Section 4 Water**

The Culinary Water Impact Fees Analysis (Water IFA) was adopted February 27, 2017. The analysis calculated the water impact fees that are to become effective on January 1 of each succeeding year. The current Consolidated Fee Schedule was adopted on October 25, 2022. This schedule includes the water impact fees thru December 31, 2022. It does not show the change scheduled to be effective January 1, 2023. The resolution is to amend Chapter 7-4 of the current fee schedule to show the water impact fees for 2023, 2024, 2025, and 2026. This table is the only change to the fee schedule

**Councilman Dills moved to approve Resolution 23-09: Update Consolidated Fee Schedule Chapter 7 Section 4 Water. Councilwoman Alberts seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.**

#### **8. Fire Department Fleet Program and Quint Purchase**

City Council discussed the purchase of a new quint on February 7 and February 13. The Council tabled the item until the Public Safety Committee could research funding options further. The Committee met on February 22, March 1, and will meet again on March 23 to hopefully finalize a recommendation. Syracuse City has recently placed a 20-year-old quint up for auction and bids are due by the end of this month. The Council discussed the large apparatus philosophy and purchase options and whether to consider submitting a bid for Syracuse's vehicle.

City Manager David Larson announced the Public Safety Committee reviewed four philosophies for large fire apparatus rotation schedules and recommended not submitting a bid for the used quint sticking with the known backup engine that we have for now and continuing to develop funding plans for philosophy 1 and potentially 2 long-term. Each of the options seeks to follow the National Fire Protection Association (NFPA) standards of a vehicle remaining in service for no more than 25 years if miles and usage are low.

Mr. Larson emphasized that each of the annual costs per year are an average over the life of the rotations and does not include any current funding amounts. The current annual amount of \$115,000 for fire fleet being set aside includes \$95,000 for the small apparatus municipal lease program and \$20,000 per year for large apparatus purchases. That effectively lowers the cost per year for each philosophy by \$20,000. Councilman Halverson announced the need to budget \$175,000 to \$180,000 for the vehicle fleet program. Mr. Larson acknowledged Finance Director Mark McRae reviewed options for funding which include taking from capital projects fund balance, ARPA money, etc.

Fire Marshall Cole Fessler recommended South Weber City not bid on the used quint from Syracuse City because it is 20 years old, there may be maintenance issues, and the city can only keep it for up to four years as per NFPA standards. Councilman Halverson shared Chief Tolman will continue to watch for a used quint. Mr. Larson suggested keeping Engine #2 until 2028. Councilman Soderquist questioned if there are other quint sellers besides the two companies the city has been working with. Mr. Fessler announced there are only two retailers in the state, but he was willing to research and contact sellers outside of the state to get comparison pricing.

Councilwoman Petty voiced concern with making sure the new Public Works Building is still moving forward. Mark McRae announced the city still does not know how much that building is going to cost. He has reviewed which projects can be delayed. He suggested looking at extending the apparatus purchase to 12.5 years allowing time to save for the purchase. He suggested budgeting \$185,000 per year for 12.5 years and pulling \$450,000 from ARPA Funds.

Councilman Dills recommended deciding how much can the city afford to put toward a used vehicle instead of purchasing a new apparatus. Councilman Halverson disagreed with the purchase of a 20-year-old used vehicle. Councilman Soderquist requested the city staff put together options for funding that would not include using all the money from ARPA.

**Councilman Soderquist moved to decline bidding on the Syracuse City quint fire truck. Councilwoman Petty seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.**

## **REPORTS:**

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

### **10. Council & Staff**

**Councilwoman Petty:** reported the Easter Egg Hunt is scheduled April 7<sup>th</sup> @ 6:00 p.m. She will investigate the options and the possibility of holding it at South Weber Elementary School or on the pickleball courts at Canyon Meadows Park because of the weather.

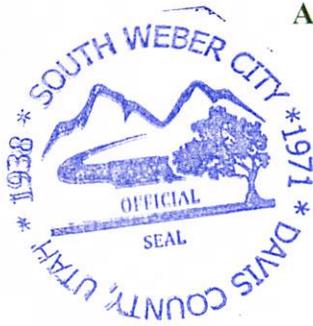
**Councilman Halverson:** announced discussions are still taking place with Davis County Sheriff's Department concerning their contract.

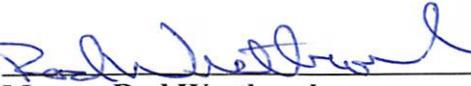
**City Manager David Larson:** noted the city office is under renovation. Davis County Animal Control has been looking at a new facility. The County Commission has voted to put this to a ballot for a general obligation bond. There have been a lot of questions concerning flooding and a meeting will take place tomorrow. The city does have self-serve sandbags available which can be filled by residents at the Public Works Office. Utah League of Cities and Towns has put together information from the recent Legislature and city staff will review.

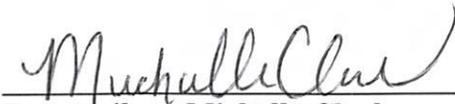
**Community Services Director Trevor Cahoon:** stated no Planning Commission Meeting will be held in April.

11. Adjourn

Councilwoman Alberts moved to adjourn the meeting at 7:51 p.m. and go into a closed session held pursuant to the provision of UCA section 52-4-205 (1)(e) to discuss the sale of real property. Councilman Halverson seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.



APPROVED:  Date 05-09-2023  
Mayor: Rod Westbroek

  
Transcriber: Michelle Clark

Attest:   
City Recorder: Lisa Smith