

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 22 August 2023

TIME COMMENCED: 6:00 p.m.

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

PRESENT: MAYOR:

Rod Westbrook

COUNCIL MEMBERS:

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

CITY MANAGER:

David Larson

COMMUNITY SERVICES DIR:

Trevor Cahoon

COMMUNITY SERVICES ASSIST:

Shaelee King

CITY ATTORNEY:

Jayne Blakesley

CITY RECORDER:

Lisa Smith

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Xana DeGooyer, Robert Jensen, Lucas Mann, Kevin Shonscheck, Michael Grant, Genneva Blanchard.

1. Pledge of Allegiance: Councilwoman Alberts

2. Prayer: Councilman Halverson

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).

Lucas Mann of South Weber City expressed concern with the overgrown weeds and stickers on city-owned property.

ACTIONS

4. Consent Agenda

- a. **July 11 Minutes**
- b. **July 25 Minutes**
- c. **July Checks**

Councilwoman Petty questioned why seat covers were needed for the new Ford F350. City Manager David Larson suggested the covers are to help keep the existing seats clean due to the nature of the department duties. Councilman Dills wondered if the payment to Jones & Associates was for one month only. Mr. Larson responded in the affirmative and reviewed the major projects currently underway with the engineer.

Councilman Halverson moved to approve the consent agenda. 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.

5. Ordinance 2023-11: Title 10 Land Use Matrix and Definitions Amendment

Community Service Director Trevor Cahoon acknowledged the amendment is to clarify the permissible uses within the commercial and industrial zones.

Councilwoman Alberts moved to approve Ordinance 2023-11: Title 10 Land Use Matrix and Definitions Amendment. 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.

Councilman Halverson moved to open the public hearing for surplus property. 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.

******* PUBLIC HEARING *******

6. Public Hearing on Surplus Property

The city previously purchased land for a new public works facility. General RV approached the City with an offer to purchase any unused property within that parcel to use as a satellite inventory lot for their sales and service center to be built along Old Fort Road. In the process of planning the facility, it was determined that approximately 5.33 acres of land is not needed for current or future public works’ needs and could potentially be sold. The purchase offer is \$60,000 per acre, which totals \$319,800 for the 5.33 acres. It also stipulates that upon closing on the property, the city and General RV shall enter into development and tax increment financing agreements.

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

Councilwoman Alberts moved to close the public hearing for surplus 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.

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

7. Resolution 23-35: Declaring City Property Surplus

As a background to Resolution 23-35, South Weber City purchased 12.15 acres of land at approximately 104 E South Weber Drive for a future public works building. The Public Utilities Committee has completed a basic design layout considering current and future needs which utilizes 6.82 acres leaving a surplus of 5.33 acres.

Councilwoman Petty moved to approve Resolution 23-35: Declaring City Property Surplus. 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.

8. Offer to Purchase Real Estate

Councilwoman Petty identified the offer to purchase has a 10-day expiration which has passed. Kevin Schonscheck with General RV stated they will honor the offer.

Councilman Soderquist moved to approve the offer to purchase the north 5.33 acres of city-owned property at 104 E South Weber Drive at \$60,000 per acre. Councilwoman Petty seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

9. ORDINANCE 2023-12: Title 10 Chapter 3 Section 3 Term Amendment

City Code 1-3-3 states that, “The City Manager shall serve at the pleasure of the City Council, except that the City Council may employ the Manager for a term not to exceed three (3) years.” The proposal before the Council would change the limit from 3 to 5 years.

Councilwoman Alberts moved to approve ORDINANCE 2023-12: Title 10 Chapter 3 Section 3 Term Amendment . 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.

10. RESOLUTION 23-36: City Manager Employment Contract

Mayor Westbrook acknowledged the City Manager’s contract was extended and updated November 10, 2020 and will expire this November. The City Attorney Jayme Blakesley has reviewed the updated contract. Mayor Westbrook added his appreciation for David Larson and all he has done for South Weber City. Councilman Dills asked for further explanation on certain sections of the contract. Mr. Blakesley explained the contract is written in a way when budget and salaries are discussed the council has the choice to increase the manager’s pay but is not obligated to do so. Councilman Dills voiced concern with the six-month termination limit after new Council is sworn in.

Councilwoman Petty moved to approve RESOLUTION 23-36: City Manager Employment Contract. Councilman Dills seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

11. RESOLUTION 23-37: Crosswinds Development Agreement Amendment

Community Services Director Trevor Cahoon reported after approval of the development agreement and subdivision plat, city staff and the developer met to discuss the administrative process. Because the subdivision includes two different developments, staff recommends that the escrow not be required until building permit submittal and felt it should be outlined in the agreement. In a typical development the city requires all public improvements to be escrowed for or constructed prior to recordation of the plat. In this case there are minimal public improvements necessary, and the plat would likely expire before the developments begin construction.

Councilman Halverson moved to approve RESOLUTION 23-37: Crosswinds Development Agreement Amendment. 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.

12. Residential Garbage Cart Purchase

Public Works Director Mark Larsen reported it is time to order residential trash carts for garbage pickup. This order from Toter is the same cart the city has been getting other than the wind latch has been improved.

Councilwoman Alberts moved to approve residential garbage cart purchase. 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.

13. Waterline Valve Repairs

The city's culinary water system has seven main valves at various locations on the main water lines with some lines being over 30 years old. It is time to perform maintenance that will extend the life of the valves that are critical to the control of our tanks and different water zones within the water system. Mark Larsen noted the city rebuilt one valve last year, the current quote is for three valves, and the plan is to complete the final three next budget year. Public Works Director Mark Larsen affirmed it is cheaper to rebuild waterline valves than it is to fully replace them. \$15,000 was budgeted for this year's project.

Councilwoman Alberts moved to approve waterline valve repairs. 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.

DISCUSSION ITEMS

14. City Owned Property Future Use

0.14 acres under power lines just south of Canyon Meadows Park became city property when the subdivision was developed. The thinking at the time was that this segment of property could become a trail used to access the park; however, the property currently sits unused and requires city maintenance attention to keep the weeds down. Although prohibited, dumping has occurred on the property repeatedly. Neighboring property owners have expressed interest in acquiring the property. Should the city hold onto this land to construct a trail, use the property to fulfill another public interest, or consider declaring it surplus?

Councilman Halverson suggested the property should be purchased by the neighboring property owners as it will increase their property value. Mayor Westbroek and the majority of the City Council agreed. Councilman Dills noted it depends on whether the city is willing to take care of it, but he is willing to discuss it further with property owners. Councilwoman Alberts was not in favor of the city giving away property and the precedent that might be set. It was decided Mr. Larson will reach out to those neighboring property owners to see who may be interested. Discussion took place regarding all city owned property in the area. The council agreed on the two south side parcels.

REPORTS

15. New Business

Country Fair Days Recognition for Chairs: It was stated the chairs will be recognized for their service at Country Fair Days in an upcoming meeting.

16. Council & Staff

Mayor Westbroek: announced the Utah State Legislature designated the month of September “American Founders & Constitution Month.”

City Manager David Larson: reported the city received eight bids for the Public Works Building and the City Hall project came in under budget. Councilman Halverson thanked all those involved with this project, especially Mayor Westbroek. Mr. Larson announced Connex has completed all underground work for the fiber optic line installation.

Community Services Director Trevor Cahoon: presented some alternatives for the city logo for use in specific printing situations. Mr. Larson discussed the symbolism of the tree on the logo. Mr. Cahoon noted the existing logo will continue to be used.

17. Suspend Council Meeting and Convene South Weber Community Redevelopment Agency (RDA) Board Meeting

Councilman Halverson moved to suspend council meeting and convene South Weber Community Redevelopment Agency (RDA) Board Meeting at 7:05 p.m. **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.

Following the RDA Board Meeting, **Councilwoman Petty** moved to return to Council Meeting and go into a closed session held pursuant to the provision of UCA section 52-4-205 (1)(c) at 7:07 p.m. **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.

CLOSED SESSION held pursuant to the provision of UCA section 52-4-205 (1)(c)

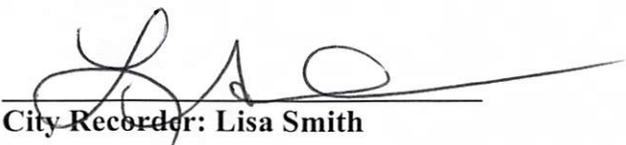
18. Discuss Pending or Reasonably Imminent Litigation

Councilwoman Alberts moved to adjourn at 7:45 p.m. **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 09-12-2023
Mayor: Rod Westbroek


Transcriber: Michelle Clark

Attest: 
City Recorder: Lisa Smith