

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 26 September, 2023

TIME COMMENCED: 6:08 p.m.

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

PRESENT: MAYOR: Rod Westbroek (excused)

MAYOR PRO TEMPORE: Quin Soderquist

COUNCIL MEMBERS: Hayley Alberts
Joel Dills
Blair Halverson
Angie Petty

COMMUNITY SERVICES ASST: Shaelee King

CITY ATTORNEY: Jayme Blakesley

CITY ENGINEER: Brandon Jones

RECORDER: Lisa Smith

Minutes: Lisa Smith

ATTENDEES: Wayne Winsor, Jeremy Davis, Paul Sturm, Ashley Wendt, Michael Grant, Nate Reeves, Kevin Schonscheck, Joe DeLong, Lilian DeLong, Robin Ahrenstorff, Preston Klenda, Karen Ware, Lyle Jorgenson, Xanna DeGooyer, Michael Cox, Sarah Davis, Trevor Schenck

Mayor Pro-Tem Quin Soderquist called the meeting to order and welcomed those in attendance.

OPEN (Agenda items may be moved in order or sequence to meet the needs of the Council.)

1. **Pledge of Allegiance:** Councilman Halverson
2. **Prayer:** Mayor Pro Tempore Quin 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).

Ashley Wendt, South Weber, reviewed that she contacted the city after its purchase of the public works property and expressed the desire to purchase the property at 104 E South Weber Drive which abuts her home.

ACTION ITEMS

4. Public Hearing for Proposed Disposition of Surplus Property at Approximately 1075 E Lester Dr

City Manager David Larson explained the city bought property in 2018 for a future right of way. The City is aware both 925 E and 7375 S will need to be widened and Council has prioritized those projects for the next budget cycle. He reviewed a home is currently being built so one can be demolished to allow the road, but these proceedings will not have bearing on that project. There are many pieces of the project including surplus property declaration, rezone, development agreement, and final plat approval.

Council Member Petty moved to open the public hearing. Council Member Alberts seconded the motion. Mayor Pro Tem Soderquist called for a vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

*****PUBLIC HEARING OPEN*****

No comments were made.

Council Member Alberts moved to close the public hearing. Council Member Halverson seconded the motion. Mayor Pro Tem Soderquist called for a vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

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

The City Council discussed the entire project before voting on each element. Councilwoman Alberts reviewed new state legislature regarding street widths. City Attorney Jayme Blakesley responded cities are limited on road width requirements, but the widths vary by street type. The developer and city can negotiate through a development agreement as in this case. City Engineer Brandon Jones shared that the city could have any right of way size they want, but they cannot require developers to widths beyond legal limits. Cities can pay for upgrades or put the road in themselves. He stated there is some money in trust that will go toward the widening projects for 925 East and 7375 South. Councilman Dills lamented that the city would donate the land instead of selling it to the developer. He did not agree the road was essential. Councilwoman Petty reviewed the process leading to this point and the critical need for a second egress especially during school drop-off and pickup times. She averred the price to build the road far exceeds the land value. She conveyed it was the developer that approached the city with a way to make it work. City Manager David Larsen added previous developers were not interested because the project is not profitable enough. Nate Reeves spoke on behalf of the developer. He reviewed the Uintah fire and the difficulty getting kids evacuated. Mr. Kap and his family are only willing to tackle this project because they have ties to the community.

5. Resolution 23-40: Declaring City-Owned Real Property at 1075 E Lester Dr. as Surplus

Council Member Petty moved to approve resolution 23-40 declaring city-owned real property at 1075 E Lester Drive as surplus. Council Member Halverson seconded the motion. Mayor Pro Tem Soderquist called for a roll call vote. Council Members Alberts, Halverson, Petty, and Soderquist voted aye. Councilman Dills voted nay. The motion carried 4 to 1.

6. Ordinance 2023-13: Kastlecove Phase 1 Rezone from Agriculture and Residential Moderate to Residential Moderate

Council Member Alberts moved to approve ordinance 2023-13 Kastlecove Phase 1 rezone from agriculture and residential moderate to residential moderate. Council Member Dills seconded the motion. Mayor Pro Tem Soderquist called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

7. Resolution 23-41: Development Agreement for Kastlecove Phase 1

Councilman Halverson referenced section 8 of the agreement and verified with Mr. Jones that it covers the process and steps for the city to deed the property.

Council Member Alberts moved to approve resolution 23-41 development agreement for Kastlecove Phase 1. Council Member Halverson seconded the motion. Mayor Pro Tem Soderquist called for a roll call vote. Council Members Alberts, Halverson, Petty, and Soderquist voted aye. Councilman Dills voted nay. The motion carried 4-1.

8. Resolution 23-42: Final Plat for Kastlecove Phase 1 at 1050 E Lester Drive

Councilwoman Alberts verified the plat includes 11 lots. She questioned why two plats were needed. Mr. Jones explained that they are completely different subdivisions, not two phases of one project. Mayor Pro Tem Soderquist queried why the road curves allowing faster speeds rather than a stop. Mr. Jones explained Lester is intended as a collector to funnel cars to South Weber Drive. He confirmed the design is safe.

Council Member Petty moved to approve resolution 23-42 final plat for Kastlecove Phase 1 at 1050 E Lester. Council Member Halverson seconded the motion. Mayor Pro Tem Soderquist called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

9. Resolution 23-43: Final Plat for Kastlecove Phase 2 at 7550 S 1160 E

Council Member Alberts moved to approve resolution 23-43 final plat for Kastlecove Phase 2 at 7550 S 1160 E. Council Member Petty seconded the motion. Mayor Pro Tem Soderquist called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

10. Public Hearing for Proposed Disposition of Surplus Property at Approximately 104 E South Weber Dr

Mr. Larson reviewed that these items were before the City Council in August but were not noticed properly so it was considered null and the notice was re-issued.

Council Member Alberts moved to open the public hearing. Council Member Halverson seconded the motion. Mayor Pro Tem Soderquist called for a vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

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

Robin Ahrenstorff, SWC, referenced the upcoming property sale offer from an unknown buyer and wondered why the Wendts were not allowed to make a formal offer.

Trevor Schenck, SWC, was unaware the property was for sale. He proposed the sale be opened to the Wendts and anyone else who has a desire to bid in order to get the best deal for the city. He also wanted the Council to carefully consider the zoning.

Council Member Halverson moved to close the public hearing. Council Member Alberts seconded the motion. Mayor Pro Tem Soderquist called for a vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried

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

The City Council chose to discuss the project as a whole before voting on each item. Councilwoman Petty thanked the citizens for coming and getting involved. She explained both the Wendts and General RV approached the city about purchasing the property outside of a public meeting. She shared discussions of real estate are in a closed session to protect the process to provide the best value for the taxpayers' money. The Council was aware of both offers and must decide what is best for the entire city. She explained tax revenue is desperately needed in the city and will benefit all residents, not just a select few. Councilwoman Alberts concurred that this sell would have a huge impact to entire city. The Council has received many proposals on the Stephens' property which always included multi-family residences. Citizens and Council were opposed to those proposals. General RV required additional property, or they would be unable to locate here, and the tax revenue will be significant. Mr. Blakesley cited the city code that states Council decides the value of the property. Open bidding is not required, and the value does not necessarily equate to the highest amount paid. The Council must look at short- and long-term use of the property. Councilman Halverson avowed that the Wendt's offer was discussed with the Council in closed session. The long-term benefit to the city with the commercial proposal far outweighs residential use.

11. Resolution 23-44: Declaring a Portion of City-Owned Real Property at 104 E South Weber Dr. as Surplus

Council Member Petty moved to approve resolution 23-44 declaring a portion of city-owned property at 104 E South Weber Drive as surplus. Council Member Alberts seconded the motion. Mayor Pro Tem Soderquist called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

12. Offer to Purchase 5.33 Acres of Real Property at 104 E South Weber Drive

Council Member Alberts moved to accept the offer to purchase 5.33 acres of real property at 104 E South Weber Drive. Council Member Dills seconded the motion. Mayor Pro Tem Soderquist called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

13. Resolution 23-45: Cancelling the 2023 Municipal Election and Declaring Each Unopposed Candidate Elected

Council Member Petty moved to approve resolution 23-45 cancelling the 2023 municipal election and declaring each unopposed candidate elected. Council Member Alberts seconded the motion. Mayor Pro Tem Soderquist called for a roll call vote. Council Members Alberts, Dills, Petty, and Soderquist voted aye. Councilman Halverson abstained. The motion carried.

REPORTS

14. New Business

Youth City Council (YCC) Councilwoman Petty reviewed the current situation and asked for input on proceeding. Councilwoman Alberts explained YCC are integral to the success of four events each year namely the Halloween Bash, Breakfast with Santa, Easter Egg Hunt, and Country Fair Days Movie Night. Councilman Dills suggested citizen involvement and possibly a volunteer list. The Council directed staff to solicit residents for an event committee and monitor the response.

Citizen Slow Down Sign: Councilman Dills shared that his neighbor has placed a sign in his yard requesting drivers slow down. He begged for support to enforce speed limits. He wanted law enforcement to monitor 1900 and 2100 and cite the high speeders. Discussion continued that the speeders slow down when they see the Sheriff's cars. The mobile speed trailers show that the majority of speeders are around ten miles over the limit. Staff will contact Sargeant Pope and ask for increased presence in those areas. The Council also requested additional data from law enforcement and the speed trailers. Mr. Larson will provide monthly reports

15. Council & Staff

Councilman Dills mentioned the new parks manager will bring leadership. He conveyed another staff member has quit. Admin Finance committee is trying to find funding to make public works pay more competitive. The contractor has started work at Cherry Farms and should be substantially done by mid - October with some working waiting until spring. The bike track is getting finalized and it is time to approach the Army Corps of Engineers to inspect wetlands. Mr. Jones informed the Council a new supreme court ruling regarding the Army Corps may be in city's favor, so some research needs to be done before pursuing the inspection. Councilwoman Petty asked if a light for the basketball court will be coming soon, and Councilman Dills replied he was not aware that was a need.

Councilwoman Alberts announced a Public Relations meeting is pending. She acknowledged Code Committee meeting was cancelled since Mayor Westbrook and Trevor Cahoon were both unavailable. Mr. Larson shared that the conditional use permits, and accessory dwelling units are still in process and Mr. Cahoon has been reviewing the full code with Title 11 as a priority.

Councilman Soderquist shared the University of Utah presented findings from the dust monitoring. They were unaware of the landfill and Evergreen Soil which contribute dust. They are re-evaluating to include wind direction. He confirmed the Admin Finance Committee will be bringing Public Works funding ideas forward to the Council.

Councilwoman Petty pronounced the Public Works building design has been awarded and Mr. Jones has begun working with them. The bid for the site work will be prepared as soon as the necessary design portion is completed.

Councilman Halverson voiced Public Safety met with Chief Tolman and discussed the wildlands' program. Farmington city has an engine boss but not wildland equipment so South Weber Fire is working on a partnership agreement. Meanwhile department staff will work toward certification. He stated new signs at the UDOT park and ride lot noticing there is not overnight without a permit. The permitting process is being modified to allow web application. Chief Tolman was tasked with reminding Highmark they agreed to change their pickup routing behind the building easing congestion on South Weber Drive. Councilwoman Alberts asked the committee to consider a crosswalk around 1900 E on South Weber

Councilwoman Alberts asked the committee to consider a crosswalk around 1900 E on South Weber Drive. The lack of sidewalk on the south side forces Highmark students to cross to the north side and then back to the south. Mr. Jones explained the city has applied for UDOT funding for sidewalk in that location and will continue trying. It was noted UDOT refuses to lower the speed limit which would help. Sargeant Pope is gathering statistics to support a crosswalk. If the city were to place a crossing on a state road, the city would assume full liability.

City Manager David Larson recounted the city is working with Zions Public Finance and the bond council to draft the preliminary official statement which will come forward at the next meeting. The Council will need to decide on market or direct placement bonding. Staff is narrowing the total project cost for the full bond amount. He confirmed ARPA money has not all been allocated. Councilwoman Petty suggested flashing speed limit signs be considered.

Community Services Assistant Shaelee King announced that Thursday September 28th will be a fun packed night at Central Park. Connex will begin celebrating completion of fiber installation in the city with games at 4:00 pm (chances to win free fiber service) and a ribbon cutting ceremony. Fire prevention activities will be held from 5-8 pm. The final concert of the year will be by the Heavy Bucket Band at 6 pm. Mr. Larson invited everyone to attend this end of summer bash. Councilwoman Alberts requested a report on trivia night. Ms. King divulged 15 people were involved.

16. Adjourn

Council Member Halverson moved to adjourn the meeting at 8:11 p.m. Council Member Alberts seconded the motion. Mayor Pro Tem Soderquist called for a vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

APPROVED:




Mayor: Rod Westbroek

Date 10-10-2023


Deputy Recorder: Kimberli Guill