

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 23 January 2024

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:

**Jeremy Davis
Joel Dills
Blair Halverson
Angie Petty
Wayne Winsor**

CITY MANAGER:

David Larson

FINANCE DIRECTOR:

Maryn Nelson

CITY TREASURER:

Tia Jensen

CITY ATTORNEY:

Jayne Blakesley

CITY RECORDER:

Lisa Smith

COMMUNITY RELATIONS:

Shaelee King

ADMIN SERVICES DIRECTOR:

Maryn Nelson

PUBLIC WORKS DIRECTOR:

Mark Larson

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, John Byram, Jon Bambrough, Tammy Long, and Michael Grant.

1. Pledge of Allegiance: Councilwoman Petty

2. Prayer: Councilman Davis

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).

Tammy Long of South Weber City relayed she will be making a GRAMA request for setbacks and footings on Loft Development.

PRESENTATIONS

4. 2023 Audit Report

Councilman Winsor explained each fiscal year, the City is required to have an independent audit of the City's financial statements. The City contracted with K & C (formerly Keddington and Christensen) to perform this audit. As established in Resolution 08-55, the Audit Committee consisting of Mayor Westbrook, K & C representative Gary Keddington, Council Member Wayne Winsor, City Recorder Lisa Smith, City Treasurer Tia Jensen, and City Manager David Larson met on January 15, 2024 to review and discuss the report.

Councilman Winsor expressed the FY2023 audit is clean with no findings-- the best type of audit available. There was a larger than usual number of corrective journal entries due to recent staff changes and K & C recommends specific Governmental Accounting Standards Board (GASB) training for financial staff to continue to reduce the number of corrective journal entries to maintain clean audits in the future.

Councilman Winsor moved to approve the 2023 audit report. Councilman Dills seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

ACTION ITEMS

5. Public Hearing to Consider Declaring Surplus Property at 1727 E South Weber Drive

The City Council has taken steps to relocate the public works facility, including purchasing new property, bonding for the new facility, contracting for the design build team, and rezoning the current public works property according to the General Plan. This public hearing is to consider declaring surplus property at 1727 E South Weber Drive (current public works property).

Councilwoman Petty moved to open the public hearing to consider declaring surplus property at 1727 E South Weber Drive. Councilman Halverson seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

----- PUBLIC HEARING -----

Mayor Westbrook asked if there was any public comment.

Paul Sturm of South Weber City wondered what environmental considerations have been taken concerning the surplus property at 1727 E South Weber Drive, and how that may affect the possible sale of the property.

Jon Bambrough of South Weber City owns an abutting property and questioned if the City has any idea what will take place on the property as he still needs access to his property.

Councilwoman Petty moved to close the public hearing to consider declaring surplus property at 1727 E South Weber Drive. Councilman Halverson seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

----- PUBLIC HEARING CLOSED -----

6. Resolution 24-04: Declaring 1727 E South Weber Drive as Surplus Property

Councilman Halverson explained the property has been rezoned to R-M but there is no current plan for the property at this time. City Attorney Jayme Blakesley suggested Mr. Bambrough meet with City staff to discuss his concerns with access. Councilman Halverson inquired if it is possible for someone to use the property with the existing structures. Mr. Blakesley replied that is possible, but if there were any changes to the property it would need to follow R-M zoning requirements. City Manager Davis Larson pointed out the City has not discussed any official steps to sell the property. He acknowledged the City Council needs to decide if the property will be sold “as is,” go through the subdivision development process, or sell it as one parcel. He added these are decisions the City Council needs to discuss. Mr. Blakesley suggested the City Council meet in closed session to discuss the possibilities further.

Mayor Westbroek referenced a letter from Lester Bryam of South Weber City concerning the right-of-way access from South Weber Drive. Lester Byram Jr., representing his father, explained history for right-of-way.

Councilman Dills moved to continue Resolution 24-04: Declaring 1727 E South Weber Drive as Surplus Property. No second. Motion died.

Councilwoman Petty moved to approve Resolution 24-04: Declaring 1727 E South Weber Drive as Surplus Property. Councilman Halverson seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Davis, Halverson, Petty, and Winsor voted aye. Councilman Dills voted nay. The motion carried 4 to 1.

7. Dump Truck Lease Payment

The City Council approved an annual lease payment of \$45,000 for a new dump truck in the current fiscal year 2024 budget. Public Works Director Mark Larsen explained when staff researched the purchase to place the order, the price had increased to \$64,710.78. The order time for the dump truck is one year, and payment would not be due until the truck is received. Even though no payment would be made this fiscal year the budget would need to reflect the full amount to complete the order. City Manager David Larson explained the City will pay \$65,000 each year for five years and then own the dump truck.

Councilman Halverson moved to approve a five-year municipal lease of \$64,710.78 a year for a new dump truck. Councilman Davis seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

DISCUSSION ITEMS

8. Legislative Review

City Manager David Larsen attended a Legislative Policy Committee Meeting and reviewed some bills that would impact the city.

House Bill 13 – Creating infrastructure housing districts.

Authorizes the creation of a type of special district for the purpose of financing infrastructure to lower the cost of development. There is no provision that requires any savings to be passed onto the consumer.

Senate Bill 86 – Local Government Bonds Amendment.

Prohibits local government entities from issuing a lease revenue bond unless the purpose of the bond is to pay for a correctional facility, the amount of the bond is within a specified limit, or the bond is approved at an election.

House Bill 289 – Property Rights Ombudsman Amendments.

Clarifies that a party who prevails in court on an issue that the Office of Property rights Ombudsman previously decided in the party's favor is entitled to an award of attorney fees.

House Bill 306 - Modifies Provisions Relating to Municipal Zoning Districts.

Bans certain municipalities from denying approval based on lot size, provides that a starter home is permitted, and prevents impact fee on a starter home unless for specified purposes.

House Bill 207 – Utah Homelessness Council Amendments.

Changes the makeup of the Utah Homelessness Council and allows for a mayor's designee to be a member.

House Bill 298 – Homelessness Services Amendments.

Updates the services and memberships of the Utah Homelessness Council, expands reporting for the Office of Homeless Services, sets goals for reducing homelessness, and amends rules for addressing dangerous weather conditions in relation to individuals experiencing homelessness.

House Bill 314 – Homelessness Revisions.

Modifies provisions related to addressing homelessness including changing memberships, adjusting funding formulas, and making technical changes.

Councilwoman Petty sent an email to the City Council concerning House Bill 235 – Eminent Domain Amendments which allows eminent domain to be used in conjunction with the Bonneville Shoreline Trail.

REPORTS

9. New Business (None)

10. Council & Staff

Councilman Winsor: announced the City's Audit Services is set to expire this year. He suggested the Finance/Admin Committee review updating the Audit Resolution to reflect current staffing positions.

Councilman Dills: Code Committee continues to review Accessory Dwelling Units and amendments to city code.

Councilwoman Petty: Municipal Utilities Committee will meet tomorrow to discuss the final site plan for the new Public Works Facility.

Councilman Halverson: Restoration Advisory Board will meet virtually this Thursday.

11. Adjourn

Councilman Winsor moved to adjourn the meeting at 7:01p.m. **Councilwoman Petty** seconded the motion. **Mayor Westbrook** called for a roll call vote. **Council Members Davis, Dills, Halverson, Petty, and Winsor** voted aye. The motion carried.



Attest:

APPROVED: *Rod Westbrook* Date 02-13-2024
Mayor: Rod Westbrook

Michelle Clark
Transcriber: Michelle Clark

Lisa Smith
City Recorder: Lisa Smith