

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 13 February 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 ATTORNEY:

Jayme Blakesley

CITY RECORDER:

Lisa Smith

COMMUNITY RELATIONS:

Shaelee King

ADMIN SERVICES DIRECTOR:

Maryn Nelson

COMMUNITY DEV. MRG:

Lance Evans

Minutes: Michelle Clark

ChatGPT was also used in creating these minutes.

ATTENDEES: Paul Sturm, Michael Grant, and Blair Gardner.

1. Pledge of Allegiance: Mayor Westbroek

2. Prayer: Councilman Dills

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 all comments to the entire Council (They will not respond).

Paul Sturm of South Weber City commented on Cooper's Landing Development Concept with concern this would be the first true Flex/Commercial development in the city and urged the City Council and Planning Commission to proceed cautiously.

Michael Grant of South Weber City voiced concern with recent legislation in which new developments are to be reviewed by the Planning Commission and no longer City Council. He queried when the City's General Plan will be reviewed.

PRESENTATIONS

4. Davis County Animal Care Update

Animal Care Director Ashleigh Young expressed Animal Care of Davis County is committed to promoting responsible pet ownership and compassionate animal care by fulfilling three goals: 1) serve and educate our community, 2) find homes for our homeless pets, and 3) support public safety. The facility is open Monday – Friday 10 am–6 pm and Saturday 12 pm–4 pm. The facility provides public services such as vaccination clinics and spay/neuter. She announced the RFP will be submitted soon for an architect and a construction company for the new facility which will remain on the same land as the current facility with the current facility remaining in operation throughout construction. She announced they are currently doing free micro-chipping. They also have a rigorous volunteer program.

5. Cooper's Landing Development Concept

Developer Blair Gardner explained he is currently looking to purchase property at 6500 South 475 East. He acknowledged there is no current city code for commercial/flex development. He presented drawings of similar projects and related the business condominiums are sold and will include a Commercial Owner's Association (COA). He announced parking will limit which type of businesses would be possible and noted each would have to go through the approval process. The intention is to limit traffic. There is a stop waste system possible that has been used in other developments tracking any wrongful discharge into the waste system. All units will have security cameras. There are two different ingress/egress for traffic flow. Councilman Halverson added there are a several easements in this area which make development difficult. Discussion took place regarding the aesthetics as this is an entrance to the city. Councilwoman Petty affirmed she is open to this concept. Mayor Westbrook agreed. Councilman Dills considered this to be a good project and would like to see more retail. Councilman Davis is open to discussion on this type of project. Councilman Winsor is concerned with the number of units and the amount of space, but he is willing to entertain this concept.

Mayor Westbrook welcomed newly hired Community Services Director Lance Evans.

ACTION ITEMS

6. Consent Agenda

- a. January 9, 2024 Minutes**
- b. January 23, 2024 Minutes**
- c. January Checks**
- d. December Budget to Actual**

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

7. Ordinance 2024-02: Title 1 Chapter 2 Section 5 (E)(1) Amendment

One location in the City Code still requires the posting of ordinances (or summaries) in the newspaper. That has not been the practice for several years and is not required by the state. The alternative is to post in 3 public places within the city. That has been accomplished through the city and state websites and at City Hall, but that is not clearly delineated as acceptable in our code. This section should be aligned with all the others, removing the newspaper as it is a nearly obsolete method of transmitting City information.

Councilman Dills moved to approve Ordinance 2024-02: Title 1 Chapter 2 Section 5 (E) (1) Amendment. Councilman Halverson seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

8. Water and Sewer Utility Rate Studies Contract

South Weber City sought proposals for an experienced consultant or team of consultants to complete both a Culinary Water and a Sewer Rate Study. Only one Proposal was received – Zions Public Finance Inc. (ZPFI). The study and final report will evaluate the City's current rates in relationship to the City's ability to fund the overall operation, maintenance, and capital projects of each utility over the next 10 years. Each rate study will include an analysis to determine the projected rate(s) for the next 10 years based on (1) the rate remaining the same as current; and (2) the rate covers operations, system replacement & facilities maintenance, and capital project costs.

Councilwoman Petty moved to award the water and sewer utility rate studies contract to Zions Public Finance Inc. (ZPFI) for \$11,000. Councilman Dills 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

9. Legislative Review

City Manager David Larson reported on various bills.

Utah Leagues of Cities and Towns (ULCT) strongly opposes:

SB172 (Protection Areas Revisions),

HB502 (Critical Infrastructure and Mining).

He discussed putting a visual together of the nuisance and effect on quality of life that gravel pits have on a community. Councilman Winsor related how the dust effects water quality as it goes into city storm drains.

ULCT opposes:

HB289 (Property Rights Ombudsman Amendments)

SB185 (Residential Building Inspections Amendments)

HB 489 which permits party affiliation to appear on the ballot next to the name of certain nonpartisan candidates.

ULCT supports:

HB465 (Housing Affordability Revisions).

He also mentioned **SB268** First Home Investment Zone Act is being developed and allows municipalities to create a first home investment zone.

TRAINING

10. Open & Public Meetings Act (OPMA), Powers and Duties Review, Ethics Review

City Attorney Jayme Blakesley outlined the requirements for annual training on State and City code related to OPMA, powers & duties, and ethics for the Mayor and City Council. Meetings must be open unless lawfully closed, with a quorum necessitating an open meeting. Public meetings require 24 hours' notice, agenda, and recorded minutes, and electronic meetings are permitted. No ordinance or resolution may be adopted except in an open meeting. Exceptions include certain matters like salary schedules, tax levies, budgets, and land use regulations. Closed meetings require a quorum and must meet specific subject matter requirements, announced publicly. He reminded the City Council it is in their best interest to not conduct any city business during a chance meeting or social gathering.

Mr. Blakesley also discussed the roles under Utah's Land Use, Development, and Management Act (LUDMA, designating the Legislative Body (City Council) as responsible for enacting land use regulations. The Land Use Authority (City Council, Planning Commission, or City Staff) applies land use regulations, favoring land use applications in the absence of restrictions. The Appeal Authority handles variances and appeals from land use decisions.

Furthermore, Mr. Blakesley explained the Municipal Officers' and Employees' Ethics Act, which establishes standards of conduct, requires disclosure of conflicts of interest, and prohibits improper conduct such as misuse of office for personal gain. Written and oral disclosures are required for various situations, with penalties including criminal charges and dismissal from employment or office.

REPORTS

11. New Business (None)

12. Council & Staff

Councilman Winsor: requested city staff schedule an Admin & Finance Meeting.

Councilman Davis: suggested city staff schedule a Public Safety Committee Meeting.

Councilman Dills: Code Committee will now meet once a month with next the meeting held on February 27th.

Mayor Westbroek: reported on the Recycling Program from Wasatch Integrated Waste Company. The Board tried to rescind resolution that approved bundling which was defeated; therefore, bundling will be implemented by July 2025.

Councilman Halverson: shared the Municipal Utilities Committee met last week. A full Public Works Facility site plan will be submitted to Valley Design tomorrow.

City Manager David Larson: related that Planning Commission Meeting will be held on February 22nd to discuss/review the Public Works Facility site plan review.

Councilwoman Petty: thanked Shaelee King for the Daddy Daughter Date. There were 396 people who attended. Mr. Larson thanked Maryn Nelson and her spouse for helping with this event.

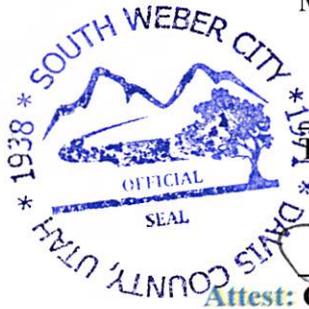
CLOSED SESSION held pursuant to the provision of UCA section 52-4-205 (1) (e)

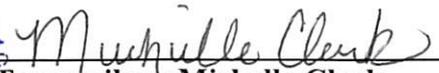
12. Discuss the sale of real property

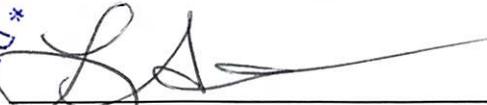
13. Adjourn

Councilman Halverson moved to adjourn the meeting at 7:57 p.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.

APPROVED:  **Date 03-12-2024**
Mayor: Rod Westbrook




Transcriber: Michelle Clark


Attest: City Recorder: Lisa Smith