

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 14 May 2024

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

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

<b>PRESENT: MAYOR:</b>	<b>Rod Westbrook</b>
<b>COUNCIL MEMBERS:</b>	<b>Jeremy Davis Joel Dills Blair Halverson Angie Petty Wayne Winsor</b>
<b>CITY MANAGER:</b>	<b>David Larson</b>
<b>TREASURER:</b>	<b>Tia Jensen</b>
<b>COMMUNITY RELATIONS:</b>	<b>Shaelee King</b>
<b>FIRE CHIEF:</b>	<b>Derek Tolman</b>
<b>FIRE MARSHAL:</b>	<b>Cole Fessler</b>
<b>ADMIN SERVICES DIRECTOR:</b>	<b>Maryn Nelson</b>
<b>PUBLIC WORKS DIRECTOR:</b>	<b>Mark Larsen</b>
<b>CITY ATTORNEY:</b>	<b>Jayne Blakesley</b>
<b>CITY RECORDER:</b>	<b>Lisa Smith</b>
<b>COMMUNITY DEV. MGR:</b>	<b>Lance Evans</b>

**Minutes:** Michelle Clark

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**ATTENDEES:** Trevor Schenk and Paul Sturm.

**1. Pledge of Allegiance:** Mayor Westbrook

**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).

**Trevor Schenk of South Weber City** requested a meeting with members of the City Council and city staff concerning the soccer complex to address noise and parking issues.

**Paul Sturm of South Weber City** addressed his confusion with statements in the proposed South Weber City budget package specifically the decrease in property values in 2023 how the certified tax rate of 2024 compared to the present rate.

### **ACTION ITEMS**

#### **4. Consent Agenda**

- a. April 9 Minutes**
- b. April 23 Minutes**
- c. April Check Register**
- d. March Budget to Actual**

**Councilman Winsor moved to approve the consent agenda as written. 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.**

#### **5. Resolution 24-14: Adopt Tentative Budget and Set Public Hearing**

State law requires South Weber City to prepare and file a tentative budget for the upcoming year at the first City Council meeting in May. Councilman Halverson acknowledged the certified tax rate is an estimate as the county has not configured it yet. Councilman Davis, Public Safety Committee chair, expressed the committee recommended the City Council approve the purchase of a Quint apparatus for the South Weber City Fire Department. The Council was presented with build times, quotes, and costs for both an engine and a quint from Rosenbauer and Pierce. Councilman Dills did not agree with the Public Safety Committee recommendation and suggested purchasing the Rosenbauer Quint for the current quote of \$1,200,000. The Council agreed to budget \$130,000 toward the purchase of an apparatus but did not specify which one.

**Councilman Winsor moved to approve Resolution 24-14 and set a public hearing for 28 May 2024. Councilman Davis seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.**

#### **6. Ordinance 2024-06: Moderate Income Housing Amendment**

After submitting the City's Moderate Income Housing Report to the State of Utah, the city was found not in compliance due to lack of movement on Strategy I. At the December 12, 2023, City Council meeting it was decided to replace Strategy I with Strategy F. At the April 11 Planning Commission meeting the Commission unanimously approved the revised Moderate Income Housing Plan with Strategy (F) and other minor changes to the text. Discussion took place regarding Strategy (F) and the difficulty with the city zoning or rezoning an individual's property. City Attorney Jayme Blakesley explained if the council does not favor Strategy (F), they should select another option. The council discussed replacing Strategy (F) with Strategy (L) reduced, waive, or eliminate impact fees related to moderate income housing.

**Councilman Halverson moved to continue Ordinance 2024-06: Moderate Income Housing Amendment with recommendation to potentially go with item (L) and city staff to draft an implementation plan. 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.**

#### **7. Real Estate Purchase Contract from the Manns, the Markhams, and the Crofts**

On April 9, 2024, the City Council declared the subject property as surplus which began an open period to receive offers to purchase it. The offer before the City Council is the only offer received. The purchase offer amount of \$10,000 is a similar value to a previous offer to purchase City-owned property near the subject property that was used as a value comparison. The neighbors have taken on all costs of preparing the offer, the survey work necessary to create the new property descriptions, and all other costs associated with the sale.

**Councilwoman Petty moved to approve the real estate purchase contract from the Manns, the Markhams, and the Crofts. 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.**

### **BOARD MEETING**

#### **8. Suspend Council Meeting and Convene Local Building Authority Board Meeting**

**Councilwoman Petty moved to suspend the City Council meeting and convene Local Building Authority Board Meeting. 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.**

### **REPORTS**

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

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

**Councilman Winsor:** announced he met with the owner of storage units on South Weber Drive and gravel pit companies concerning the storage unit's reduction in business. He requested a Finance & Admin Committee Meeting to discuss the Fund Reserve Policy. He questioned how the city will move forward addressing Trevor Schenk's public comment. Chief Tolman added he will make sure the parking issue is addressed. City Attorney Jayme Blakesley reviewed the soccer complex conditional use permit and suggested the council and city staff meet with Mr. Schenk to discuss his concerns. It was decided Councilman Winsor, Councilwoman Petty, and Mayor Westbroek will meet with Mr. Schenk.

**Councilman Dills:** relayed the Parks Committee will open the bike track at Canyon Meadows Park on May 18<sup>th</sup> at 10:00 a.m. They also met with the Train Club and reviewed the contract which included weed maintenance and a track receiving area.

**Councilman Davis:** reported the Public Safety Committee will be discussing efforts for Office of Emergency Management. Mr. Larson announced the need to appoint an Emergency Manager in a City Council meeting. Councilman Davis expressed the Country Fair Days (CFD) committee met today and requested the City Council submit ways to get new residents to participate. He requested the CFD committee submit a detailed list of events with which they would like the City Council to help. Councilwoman Petty suggested the City Council wear shirts identifying who they are. It was decided Shaelee King will design a shirt with Councilwoman Petty’s aid.

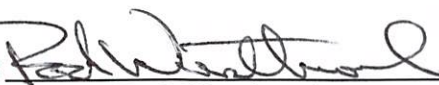
**Councilwoman Petty:** explained the Events Committee met and the first concert at Central Park will be on May 30<sup>th</sup> at 6:00 pm.

**Councilman Halverson:** announced bids going out for new Public Works Facility.

**City Manager, David Larson:** reported he and Mark Larsen went on a field trip with Connex to discuss over 30 city locations that will need connection to the fiber optic line. He and Mayor Westbrook have been working with Robinson Waste and Ace concerning recycling services for the city. Discussion took place regarding opening the RFP bidding process for all three recycling services.

**CLOSED SESSION held pursuant to the provision of UCA section 52-4-205 (1)(d)  
11. Discuss the Purchase, Exchange, or Lease of Real Property**

**Councilman Winsor moved to adjourn the meeting at 7:39 p.m. for a closed session held pursuant to the provision of UCA section 52-4-205 (1)(d) to discuss the Purchase, Exchange, or Lease of Real Property. 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 05-28-2024**  
**Mayor: Rod Westbrook**

  
**Transcriber: Michelle Clark**

**Attest:**   
**City Recorder: Lisa Smith**

