

# SOUTH WEBER CITY COUNCIL MEETING

**DATE OF MEETING:** 21 March 2017

**TIME COMMENCED:** 5:00 p.m.

**PRESENT: MAYOR:**

Tammy Long

**COUNCILMEMBERS:**

Scott Casas

Kent Hyer

Jo Sjoblom

Merv Taylor

Wayne Winsor (excused)

**CITY MANAGER:**

Tom Smith

**CITY RECORDER:**

Elyse Greiner

**Transcriber:** Minutes transcribed by Michelle Clark

**VISITORS:** Brandon Jones, Derek Tolman, Mark McRae, Curtis Brown, Chris Tremea, Kirt Nord, Andrew Everitt, Craig Widmier, John Ahrens, and Cole Fessler.

## **APPROVAL OF AGENDA:**

**Council Member Casas moved to approve the agenda as written. Council Member Hyer seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Sjoblom, and Taylor voted yes. The motion carried.**

**DECLARATION OF CONFLICT OF INTEREST:** None

**QUARTERLY REPORT: Recreation Director:** Curtis Brown, Recreation Director, said last year basketball there were 300 participants last year and it has gone up to 336 participants this year. He said he is invoicing Washington Terrace \$1,000 to play at the Family Activity Center. He said there is a fall, winter, and spring competition basketball league. It brings it approximately \$3,006 in revenue. He has budgeted \$1,500 for senior luncheons. He has used \$600.32. He is looking at having the senior luncheon once a month instead of every other month. He is looking at having games at the luncheons or possibly a foreign exchange student come and talk about their culture. There are an average of 20 people attending the senior luncheon. He is currently working with Pepsi about the concessions at Canyon Meadows Park. He said that park will be used Saturdays for competition baseball leagues.

**QUARTERLY REPORT: Fire Chief:** Derek Tolman, Fire Chief, gave the quarterly fire report. He said the mission of the South Weber City Fire Department is: to protect lives, preserve property and stabilize incidents involving fire, medical emergencies and other dangerous conditions. We are dedicated to sustaining the health, safety, and wellness of the residents of South Weber City.

**Accomplishments:**

1. Strengthened and enhanced the level of service to the community through part-time week day staffing of personnel.
2. The employment of 21 firefighters 16 of which are career fire fighter professionals.
3. An established financial plan for the purchase of a new Fire Engine.
4. The employment of a Medical Director.
5. The State Licensing of the South Weber City Fire Department has been achieved.
6. The procurement of improved software that will provide the City to connect into the States system.
7. The professional development of improved departmental practices of training and education through the implementation of contemporary Standard Operating Procedures (SOP's) and Standard Operating Guidelines (SOG's).
8. Hosting multiple training courses not just for our department but any surrounding departments.
9. Developed above standard training requirements for improved personnel development.
10. Developed a program for maintaining and repairing our equipment.
11. Implementation of a vehicle preventative maintenance program with weekly sign off checks.
12. Implementation of a Physical Agility Test as a standard for physical fitness.
13. Improving the City through Code Enforcement.

**Goals Moving Forward:**

1. Service and certify all life safety equipment
2. Finalize new Engine Specifications.
3. All personnel will be certified EMT/FF
4. 50-years of service celebration
5. Host a fire prevention night
6. Have a MOU with the state for Wildland firefighting (requirement so we can bill the state for manpower and equipment use).
7. Obtain SAFER grant for EMS staffing
8. Develop wildland urban interface fire prevention plan including applying for Wildland Urban Interface Grant.
9. Develop and maintain an Active Shooter Task Force program.
10. Increase State EMS licensing from EMT-Basic to EMT-Advanced which will increase the knowledge and capabilities of our EMT's as well as allow us to perform a higher level of care.

**Run Report:**

- The fire Department has seen an over 30% increase in call volume from January 1st this year as compared to last year. We had a 105% increase in January 2017 compared to January 2016. In the last 6 months (last four months of last year and first two months of this year) we averaged 25.8 calls a month. Three of those months were 30 calls or more (38 in September, 33 in December and 30 in January).

**Training:**

**Current trainings**

- Firefighter 1
- Firefighter 2
- Hazmat Ops and Awareness

- Wildland Firefighter (red card)
- EMT-Basic
- EMT-Advanced

**Planned Trainings**

- Command Training Center 1, 2
- Driver Simulator Training
- Firefighter Attack Skills Training (FAST) trailer
- Firefighter Survival
- Vehicle extrication

**Personnel:**

- Over half of staff is career firefighters from many agencies: 2 West Valley, 3 Weber Fire, 3 North Davis, 1 SLC, 2 Farmington, 1 Syracuse, 1 Layton
- Over half are Advanced EMT's
- Almost all are EMT's
- We have 8 Certified Instructors
- We are better trained and more highly certified than EVER before.

**ACTION ITEMS:**

**Motion to lift the 2016 Employee Hiring Freeze:** Tom said the City currently needs to higher 2 full time Public Works employees and 2 seasonal employees. He asked the Council to look at increasing compensation. He feels if wages were increased a little bit, the City can be more competitive. He is also looking at developing a plan for the front office. Council Member Hyer asked Tom to put together some type of proposal of what he would like to see.

**Council Member Casas moved to lift the 2016 employee hiring freeze. Council Member Sjoblom seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Sjoblom, and Taylor voted yes. The motion carried.**

**RESOLUTION 17-13 Cable Television Franchise Agreement with Comcast of Utah II, Inc.**

Tom said the current agreement expires at the end of the year. It has not changed much, some of the key changes are as follows:

- (1) Expanded Competitive Equity terms – if a competitor comes into South Weber and the city treats that competitor to a better standard in terms of lower franchise fees, or expedited permitting process, etc., then Comcast gets the same treatment/ terms. (See section 12)
- (2) While Comcast has a duty to build new projects underground, if there is an area of the city where Comcast and other providers have aerial lines, then Comcast can, subject to the City's permitting process, apply for a project that includes aerial or above ground facilities as long as there is a good reason why that request is being made. (See section 3.2.6 and 3.2.7)
- (3) Comcast's commitment to continue to offer basic cable TV service to any city owned or operated building (including schools) remains in place but Comcast has included language that allows them to

offset the costs of providing that free service from franchise fees as afforded under federal law. (See section 10.2).

The franchise fee obligation to the city remains at 5% of Gross Revenues – paid quarterly to the city no more than 60 days after the end of the prior calendar quarter. Comcast cannot pay more than 5% in cable TV revenues to the city under federal law.

The proposed franchise agreement is longer than the current agreement because of language that is now required by the FCC that we have in our documents namely: Discussion on Safety Requirements (3.2.4); Programming (4.2); No Discrimination (4.3); Fees and Charges to the Customer (5.1); Customer Service Standards (6.1); Customer Bills (6.2); Privacy Protection to Customers (6.3); Technical Operating Standards (7.4); System Capacity requirements (10.1). All of these paragraphs are specific to federal requirements imposed on Comcast.

Lastly – By way of information, South Weber City currently has 950 Comcast Video Subscribers. Franchise Fees paid to South Weber in 2016 were \$51,241.37.

Kirt Noord, representing Comcast, explained some of the items with the agreement.

**Council Member Sjoblom moved to approve Resolution 17-13: Cable Television Franchise Agreement with Comcast of Utah, II, Inc. Council Member Taylor seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Sjoblom, and Taylor voted yes. The motion carried.**

**DISCUSSION ITEMS:**

**Transportation Utility Fee Analysis:** Brandon Jones, City Engineer, said back in January 2017 at the City Summit projects were identified. Those projects include: Cottonwood Drive (reconstruct and seal), Heather Cove (reconstruct and seal), Daniel Drive (reconstruct and seal), and 1250 East (improve, reconstruct and seal). Brandon said streets are your most expensive utility. He said current street conditions are assessed through IWorq. There are different criteria (fatigue, transverse, longitudinal, patching, edge, rutting, etc.) that are assigned to streets. Brandon reported that 83% of the city’s streets have a 10 year or less service life. He said a seal coat (chip & seal) will add a maximum of 20 years of life. A brand-new street is assumed to have an RSL of 15 years. 43.3% of the City streets are at an RSL of 6 years or less, 83.0% of City street area at an RSL of 10 years or less. Current funding for maintenance is not keeping up with the deterioration of the streets. Brandon then reviewed the pavement life cycle and the cost of pavement deterioration. The current funding sources include: Class C funding from the State (includes Prop. 1) approximately \$200,000/yr., and property tax (general fund – no set amount (approximately. \$185,000/yr.). Total revenue = \$385,000/yr. Brandon asked the Council for feedback on increasing property tax or creating a Transportation Utility Fund (TUF) which would be a new utility that would go into the Enterprise Fund. Brandon discussed the utility fee vs. property tax pros and cons.

**Utility fee**

**Pros**

- \* Equitable: charged based on use of the streets
- \* Transparent: Can only be used for transp. Needs
- \* Once in place, the City has a guaranteed source

**Property Tax**

**Pros**

- \* Can be claimed as a tax deduction

**Cons**

- \* Would require a property tax incr.

of revenue, not subject to legislative funding

**Cons**

\*New additional fee

\* Cannot obligate future Councils to fund at a specific amount

\* No clear “nexus” between a homes value and the number of end trips

Council Member Casas in not in favor of adding to the utility fee. The Council was in agreement that something needs to be done. Brandon then explained the type of treatments and the added RSL values. It was stated an analysis would cost approximately \$3,000. Brandon said the City staff needs direction as to whether to move forward with an analysis for TUF or move forward with property tax increase. It was decided that this item will be added to the City Council meeting agenda for next week on the consent agenda.

**Ambulance Service Request; Fire Chief**

Chief Tolman presented the ambulance information for South Weber Fire Department. He said Layton City billed South Weber Residents for 2016: \$126,805.02 in which \$58,547.94 has been collected thus far. He said a potential revenue per year with Nursing home: \$120,000 that with money from Wildland would make up the difference for around the clock staffing.

Chief Tolman explained the billing options for South Weber:

Gold Cross: 5.5 % of net

IRIS: 6% of net

FPCS: 6% of net

The **requirements** for South Weber to run an ambulance. 2 Advanced EMT’s 24/7/365.

Cost in wages \$262,800 for part time. \$240,000 for Full-time (not including benefits and 6 part-time people wages.)

Chief Tolman said there is an agency that is willing to donate an ambulance possibly free if we commit to around the clock staffing.

Chief Tolman said with a nursing home being built in South Weber we can expect a minimum of 2-3 calls a week. Nursing home residents either have private insurance and/or Medicare. We can almost guarantee payment on every transport from a nursing home. Which means we will be missing out on a significant amount of revenue.

Chief Tolman said the City would also be added to Layton as a backup ambulance. There is also potential for us to run into Uintah and Mountain Green on medicals with us being closer then South Ogden for Uintah and Morgan for Mountain Green.

Chief Tolman said with the increase in call volume to both South Weber and Layton we have had several incidents where Layton is not available so we have had South Ogden come. Also, Layton has had numerous incidents where their ambulance in South Weber and they have had to call in Kaysville or North Davis to cover their own city.

Tom said surrounding cities are tapped with their own needs. He discussed opportunities for South Weber City to provide services. Chief Tolman discussed the offer to the City of a used ambulance. He said county wide is hurting because of the growth taking place. Discussion took

place regarding the need for two advanced EMT's 24/7/365. Tom said we don't know the overall figures on what all this will cost and how the funding will work. He said this was information that we wanted the Council to be aware of.

**The Council took a 10-minute break from the meeting to view the brush fire taking place on the southern hillside.**

### **Wild Fire Hazard Potential Presentation; Fire Chief**

Fire Chief Tolman discussed developing a CWPP and an MOU.

#### **CWPP**

- CWPP stands for Community Wildland Protection Program
- Gives us financial coverage for large fires
- Requires plans and assessments from the South Weber City
- Requires a cooperative agreement signed by the City

#### **MOU**

- MOU stands for Memorandum of Understanding
- Allows the City to bill the State for man power and Equipment use
- Gives us the ability to be on more fires, which equals more money

#### **Why we need a CWPP**

- Saves the City from MASSIVE financial burden
- We are responsible for covering the cost of any fire that starts in our City
- Helps mitigate potential hazard area
- Provides an Initial Action Plan
- Opens up resources
- Educates citizens on dangers and prevention methods

#### **Why we need an MOU**

- On the Fourth of July fire last year we missed out on over \$40,000 in pay from the state for the use of our apparatuses and man power.
- It means we have the potential to make several hundred thousand dollars over the course of a summer.
- It gives us the ability to better equip and maintain our wildland services.
- It will give our firefighters more opportunities to hone their skills.

**Conclusion:** A cooperative agreement with a CWPP although expensive will be good insurance when we have a major fire, and we will have one.

Tom said this is the tangible benefit in having Chief Tolman and his crew. Mayor Long said Chief Tolman has done a lot with the department. Council Member Taylor thanked Chief Tolman for his presentation.

### **CITY COUNCIL ITEMS:**

**Council Member Hyer:** He met with Country Fair Days staff. He said one of the biggest concerns is the need for donations. He said they are trying to put together a donations committee. They are also seeking donations for the Youth Anything Goes event.

**Council Member Sjoblom:** She reported on the smell coming from Wasatch Integrated Waste Management.

**Council Member Taylor:** He asked if the City receives a monthly report from the Davis County Sheriff's Department. Tom said he meets with them once a month. He does not like the information from their report and will be redoing it.

**MAYOR'S ITEMS:** She reported on the flooding in Farr West. Central Weber Sewer stated problems have occurred because of inadequate sump pumps. She also reported that Davis County School District hosted a meet the author night at Northridge High School.

**CITY MANAGER'S ITEMS:** Tom asked Council Member Hyer if he can get a budget for the Country Fair Days events. He said there has been a change in the Council Committee budget. Council Member Sjoblom will be on the Finance committee and Council Member Taylor will be on the Recreation committee. He said on March 30<sup>th</sup> Westpoint and Zions Bank are hosting an Economic Development meeting at 11:45 a.m. to 1:30 p.m. with lunch being provided. UDOT is hosting a meeting at the Davis County office on April 10<sup>th</sup> at 9:00 a.m.

**FIRE CHIEF:** Chief Tolman said he has fire fighters who are willing to conduct some emergency preparedness training.

**Adjourned:** Council Member Hyer moved to go into a CLOSED MEETING - as per UCA § Section 52-4-205(1)(e): strategy session to discuss the sale of real property, including any form of a water right or water shares. Council Member Sjoblom seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Sjoblom, and Taylor voted yes. The motion carried.

**Council Member Hyer moved to go back into an open meeting at 8:26 p.m. Council Member Taylor seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Sjoblom, and Taylor voted yes. The motion carried.**

Council Member Casas said the City is looking to sell the property on the s-curve on South Weber Dr. and is grateful for the opportunity to sell to developers the City feels comfortable with. Tom stated the parcels of property to be sold as being 13-033-0077, 13-033-0078, 13-018-0096.

Council Member Sjoblom said she had doubts about the maintenance of Cambridge Crossing Apartments because of the wind, but the owners did a good job maintaining it, so she is comfortable with a similar development by the same owners on this property.

#### **ACTION ON SALE OF CITY OWNED PROPERTY**

**Council Member Hyer moved to sell the city-owned parcels 13-033-0077, 13-033-0078, and 13-018-0096, per the drafted contract which states that the buyer agrees to transfer to seller (South Weber City) within 30 days of final plat approval \$931,000, 70% of the full purchase price, the remaining balance of \$399,000 shall be paid on or before 10 months after the first payment is made. Additionally, the buyer agrees to pay seller an annual rate of 5% on the remaining balance until paid in full. The buyer is US Development. Council Member Taylor seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Sjoblom, and Taylor voted yes. The motion carried.**

**Adjourned:** Council Member Taylor moved to adjourn the meeting at 8:31 p.m. Council Member Sjoblom seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Sjoblom, and Taylor voted yes. The motion carried.

**APPROVED:** \_\_\_\_\_ Date  
Mayor: Tammy Long

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Transcriber: Michelle Clark

Attest: \_\_\_\_\_  
City Recorder: Elyse Greiner