

SOUTH WEBER CITY COUNCIL WORK MEETING

DATE OF MEETING: 24 October 2017

TIME COMMENCED: 5:02 p.m.

PRESENT: MAYOR:

Tammy Long

COUNCILMEMBERS:

Scott Casas
Kent Hyer (arrived 5:04 p.m.)
Jo Sjoblom
Merv Taylor (excused)
Wayne Winsor

CITY RECORDER

Mark McRae

CITY MANAGER:

Tom Smith (excused)

CITY ENGINEER:

Brandon Jones

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Tim Grubb

Mayor Long excused Tom Smith, City Manager, and Council Member Taylor from tonight's meeting. She said Mark McRae will be the City Recorder, and acting City Manager.

CONSENT AGENDA:

- **Approval of October 10, 2017 Work Meeting and Meeting Minutes**

Mayor Long asked if there were any questions on the minutes. There were none. Council Member Casas asked about the budget to actual. Mark McRae stated it isn't ready yet and he will have it for the next meeting.

ACTIVE AGENDA:

RESOLUTION 17-40 Development, Design, & Construction Standards and Public Works Standard

Drawings: South Weber City has established Development, Design, & Construction Standards and Public Works Standard Drawings to define the general requirements for improvements to be built by a sub-divider or contractor working with the public way. On the 12th of October 2017 the South Weber City Planning Commission held a public hearing and has reviewed the Development, Design, & Construction Standards and Public Works Standard Drawings as submitted and recommended by the City Engineer, and has made a favorable recommendation of these standards.

Council Member Winsor is concerned about going from 4" to 6" thickness sidewalk. He doesn't see the benefit and feels it is a waste. Council Member Casas said he has never heard of sidewalks being 6". Brandon Jones, City Engineer, said it is common to have 4", but some of his concerns are if you don't do one installation, it isn't a nice continuous sidewalk. He said the City ends up maintaining the sidewalk eventually. He took the numbers on 1250 East and did a regular typical subdivision of what it would be to do 4" tear out and put 6" and the cost was within \$100. He feels the City is better off long term to have a more substantial sidewalk.

Council Member Hyer discussed sidewalk width. Brandon said these standards don't propose to change the standards section. He said the Transportation Capital Facilities Plan will identify right of way widths on all the roads in question. He anticipates taking from that and putting them in the standards and make those amendments. Brandon discussed sections on South Weber Drive that need to be identified for possible width amendments. He said it is easier for him to enforce standards that are adopted.

Council Member Winsor asked what the added cost would be to change the asphalt mix. Brandon said he knows it is a higher performing asphalt. He said it is a marginal increase in cost for a significant increase in life expectancy. He said it will take at least fifteen years to know for sure.

Brandon reviewed his memo of 18 October 2017. The following list contains the major and most notable changes:

1. Adoption of Divisions 01 through 34 of the Manual of Standard Specifications and Manual of Standard Plans (drawings), as published by Utah LTAP Center, Utah State University, Logan, Utah, current edition, with all published amendments; along with other Modifications and Additions as needed to match current practices or procedures. These Standards are frequently referred to as the APWA Specifications and Drawings.
2. As a result of the street condition assessment performed in 2015 and 2017 it has been observed that, in general, the City's street pavement section and asphalt have not been performing to the design life expected. Therefore, we are recommending a change to the pavement section and the asphalt mix.
 - a. The change to the pavement section would go from 3" thick asphalt over 10" thick road base to a minimum of 4" thick asphalt over 12" thick road base. This pavement section is better suited to handle the actual traffic loading experience during the initial construction of homes, as well as the long-term loading.
 - b. The change to the asphalt mix will reduce the percent of Recycle Asphalt Pavement (RAP) to a maximum of 15%, use PG 58-28 binder, require a minimum of 1% lime and require SP-1/2 (super pave 1/2" aggregate). This asphalt mix will extend the life and longevity of the asphalt itself.
3. The sidewalk thickness has been changed to be 6" thick everywhere. Currently, the sidewalk is required to be 6" thick for the drive approach and the sidewalk through the driveway, but 4" thick everywhere else. The common practice (because driveway locations are not known until the home is being built) is to install the entire sidewalk at 4" thick and then tear out where the driveway goes and pour it back at 6" thick. In doing a cost evaluation of making this change, we determined that there was very little, if any, overall cost increase when comparing the two methods. In fact, if the driveway is large, it would actually cost more to pour 4" and then tear it out and put back 6" thick concrete. We also feel that making all sidewalks 6" thick will extend the longevity of the sidewalk; reducing long term cracking or settling, and the associated cost of maintaining sidewalks.
4. The drawings now include a detail to add more clarity on the location of service lines to the lot.
5. The adopted street cross sections for Old Forth Road were added as well as a street section for South Weber Drive that would allow for three lanes of traffic.
6. The drawings added a detail for ADA compliance on sidewalk at driveway approaches.
7. The drawings added a detail for asphalt patching requirements.
8. The drawings added a detail for tracer wire for water lines. Even though the waterlines are ductile iron, there are still cases where they are difficult to locate.
9. The drawings added a detail with a sizing chart for storm drain catch basins based on the size of pipe being connected.
10. The drawings added details for a standard storm drain outlet control structure (for small and large detention basins) as well as an emergency overflow detail. This should help remove any questions about the design elements needed on these structures.
11. The Planning Commission asked if the standard streetlight specified had a cutoff to help keep the light pointing down and not shining up into the night sky. In looking into it further, it appears that it does not,

nor is it available in LED from Rocky Mountain Power (despite what we were previously told by RMP). Given this new information as well as previously mentioned concerns from Councilmember Casa, we feel that more research needs to be done on streetlights in general (including a cost/benefit analysis of for long term maintenance). We would recommend adopting the standards as is for now, and then coming back and amending the streetlight standard once a determination of the best path forward is made.

12. Examples of Low Impact Development (LID) were included. These are currently encouraged, but not required. These types of measures will be required in the near future by the EPA, and we felt that including them as an option would help to prepare for the coming regulation.

Brandon asked Council Member Winsor about service saddles. Council Member Winsor said he doesn't feel the current standard should be changed. Brandon said the question did come up with Public Works. He then discussed street lights. He would recommend immediately looking into whether or not it is better for the City to have an electrical contractor to install street lights and service them, or if it is more cost effective to have Rocky Mountain Power do that. He doesn't want to hold up adopting the standards but he would suggest researching the street light situation further.

ORDINANCE 17-18 Amending Subsections 11.06 Impact Fees: Sewer (taking effect end of Nov.)

Subsections 11.06.010, and 11.06.040 of the South Weber City Code are hereby amended to read:

11.06.010 Adoption.

The South Weber City Council hereby approves and adopts the Impact Fee Analyses attached and the analyses reflected therein. The Impact Fee Facilities Plans and the Impact Fee Analyses, including the Weber Basin Water Conservancy Districts Treated Water Impact Fee, Sewer, and Parks and Trails are incorporated herein by reference and adopted as though fully set forth herein.

11.06.040 Impact Fees Levied.

Sewer Impact Fees.

Table 13: Maximum Fees Based on Dwelling Type or Water Meter Size			
<u>Dwelling Type or Water Meter Size</u>	<u>Operating Flow</u>	<u>Ratio</u>	<u>Maximum Fee</u>
Residential:			
Apartments (3+ units per complex) – 0.75 ERU – per unit		.75	\$2,200.39
Residential (Single-Family, Duplexes, Townhomes, Condos) – 1” per unit	50	1	\$2,933.85
Non-Residential:			
Water – Commercial – 1 ½”	75	1.5	\$4,400.77
Water – Commercial – 2”	100	2	\$5,867.70
Water – Commercial – 3”	320	6.4	\$18,776.62
Water – Commercial – 4”	500	10	\$29,338.48

Brandon reviewed the fee for residential, commercial, etc. Council Member Casas stated he did some math on the figures and is questioning how the growth in the City is doubling in the next ten years (as per the study). Brandon explained that the report Council Member Casas is looking at was put together by Zions. Brandon said we have a graph and equations that match from the past to the future and where that was projected to go. Council Member Casas is frustrated and said if the growth is only 35 to 45 units, it will take the City 15 to 20 years to recoup. Mark McRae said if the numbers of the growth factor is low then the impact fee is low. He said he didn't do the projections. Brandon said he feels the assumptions that were made between the City and Zions were as good as you could predict. He said he has the graph and actual data and how it will match a curve. He can provided that information to the Council.

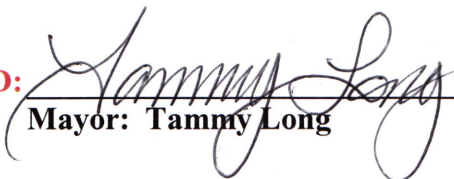
ORDINANCE 17-19 Amending Subsection 11.06 Impact Fees: Parks (taking effect end of Dec.) No discussion on this item

Replace the hydraulic ram on the 2003 Snowplow Truck for \$5,850.37 No discussion on this item

“Save the Barn” – Discussion on historic Canyon Meadows Barn by Tim Grubb No discussion on this item

Adjourned at 6:00 p.m.

APPROVED:



Mayor: Tammy Long


Date

11-21-2017



Transcriber: Michelle Clark

Attest:



City Recorder: Mark McRae



SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 24 October 2017

TIME COMMENCED: 6:04 p.m.

PRESENT: MAYOR:

Tammy Long

COUNCILMEMBERS:

Scott Casas
Kent Hyer
Merv Taylor (excused)
Jo Sjoblom
Wayne Winsor

CITY RECORDER:

Mark McRae

CITY MANAGER:

Tom Smith (excused)

CITY ENGINEER:

Brandon Jones

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Tim Grubb, Tim Wheelwright

Mayor Long called the meeting to order and welcomed those in attendance. She also excused Council Member Taylor and Tom Smith, City Manager. She said Mark McRae is the City Recorder and acting City Manager at this meeting.

PLEDGE OF ALLEGIANCE: Mayor Long

PRAYER: Council Member Winsor

AGENDA: Council Member Hyer moved to approve the agenda as written. Council Member Sjoblom seconded the motion. Mark called for the vote. Council Members Casas, Hyer, Winsor, and Sjoblom voted yes. The motion carried.

CONFLICT OF INTEREST: None

CONSENT AGENDA:

- **Approval of October 10, 2017 Work Meeting and Meeting Minutes**

Council Member Sjoblom moved to approve the consent agenda as written. Council Member Hyer seconded the motion. Mark called for the vote. Council Members Casas, Hyer, and Sjoblom voted yes. Council Member Winsor abstained as he was excused from the meeting. The motion carried.

La Roca Futbol Club Introduction and Grand Opening Invitation, Tim Wheelwright: Tim Wheelwright approached the Council. He introduced himself and said he would like to get to know the Mayor and Council a little bit better. He said the La Roca Futbol Club is the tenant of the newly constructed building in South Weber City. He suspects there is not another youth facility like this in the country. He said the grand opening is next week on Monday, October 30th at 3:30 p.m. He said after the ribbon cutting ceremony there will be refreshments. He said the La Roca park carnival will take place next Thursday from 7 to 9 p.m. He said the park is 65,000 sq. ft. with a full size field. They will accommodate up to 8 teams training at one time. He said there are two full size field on the outside. He said there are 117 teams in the club, not all located in Davis County. He said there are approximately 1,900 youth players. La Roca has been around for 12 years and has become the most successful club in the State. He said they look forward to being a part of South Weber City. He said our door is always open. He said if there are concerns, ideas, or anything, they are open to working with the City. He said we have a resource that we have to offer to South Weber residents. For example, free clinics for youth. Council Member Casas asked if there is a headquarters for La Roca. Tim said this will be the new headquarters. He said if they haven't already done that, they will be applying for a business license. Council Member Sjoblom said there have been citizen's concerns with traffic and parking. Tim said the owners have made sure they have complied with all City requirements for parking. He said there is hard surface parking and areas they can expand for overflow parking. He doesn't think there will be a large volume of people at one time. He is fairly confident they will be able to house them in the parking they have identified. He said if there is concerns, he would like an open dialogue to address any concerns. Council Member Sjoblom asked if there will be exterior signage. Tim said there are plans for signage. He does have a Marketing Director who will help figure out what we are going to do for signage. He recognizes they will need to comply with the City ordinance. Council Member Winsor said there are residents who are concerned with having this type of facility in their backyard. He would hope they keep those residents in mind. Council Member Hyer discussed concerns with as many as 8 teams practicing at one time. He said the neighbor's in the area of the facility are concerned. Tim asked if those concerns have been discussed with the owner of the building, because he hasn't been approached by anyone. Council Member Hyer suggested Tim let the people who use that facility know the concerns with speeding and traffic in that area. Mayor Long asked Tim to let those who use the facility know to use 475 East and South Weber Drive verses 6650 South. Council Member Casas suggested putting the grand opening on the marquee and City website. The Mayor and Council thanked Mr. Wheelwright for his attendance.

ACTIVE AGENDA:

RESOLUTION 17-40 Development, Design, & Construction Standards and Public Works Standard Drawings: Brandon Jones, City Engineer, said South Weber City has established Development, Design, & Construction Standards and Public Works Standard Drawings to define the general requirements for improvements to be built by a sub-divider or contractor working with the public way. On the 12th of October 2017 the South Weber City Planning Commission held a public hearing and has reviewed the Development, Design, & Construction Standards and Public Works Standard Drawings as submitted and recommended by the City Engineer, and has made a favorable recommendation of these standards. He did discuss changing the goose necks from 30" to 6". He recommends changing the sidewalk width from 4" to 6".

Council Member Sjoblom moved to approve RESOLUTION 17-40 Development, Design, & Construction Standards and Public Works Standard Drawings with amendments discussed in the work meeting and this meeting. Council Member Hyer seconded the motion. Mark called for the vote. Council Members Casas, Hyer, and Sjoblom voted yes. Council Member Winsor voted no. The motion carried 3 to 1.

ORDINANCE 17-18 Amending Subsections 11.06 Impact Fees: Sewer (taking effect end of Nov.): Brandon Jones, City Engineer, said Council Member Casas brought up some information in the work meeting concerning the mathematical projections. He reviewed the graph that includes information from 1960 to 2010 as existing population data and the projections out to the curve. He said there are a fair amount of subdivisions that will be pulling building permits over the next couple of years; therefore, he would recommend moving forward with what has been presented. He said if there are concerns with the numbers, we can look at updating these fees within the next three years versus five years, etc. He said Zions used the same information in their analysis. He asked if there are any questions. There were none.

Subsections 11.06.010, and 11.06.040 of the South Weber City Code are hereby amended to read:

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Water – Commercial – 3"	320	6.4	\$18,776.62
Water – Commercial – 4"	500	10	\$29,338.48

Council Member Sjoblom moved to approve ORDINANCE 17-18 Amending Subsections 11.06 Impact Fees: Sewer (taking effect end of Nov.). Council Member Winsor seconded the motion. Mark called for the vote. Council Members Casas, Hyer, Sjoblom, and Winsor voted yes. The motion carried.

ORDINANCE 17-19 Amending Subsection 11.06 Impact Fees: Parks (taking effect end of

Dec.): Brandon Jones, City Engineer, reviewed the calculations. Council Member Casas is concerned about the calculated figures in Table 1.

11.06.040 Impact Fees Levied.

Parks and Trails Impact Fees.

The total maximum fee that can be charged is \$582.39 per capita. However, the actual fee charged will be based on a residential unit.

Category	Household Size	Calculation per Capita
Single-Family Residential	3.6	\$2,096.62
Multi-Family Residential	3.54	\$2,061.66
Non-Residential		No Fee

Council Member Casas moved to table ORDINANCE 17-19 Amending Subsection 11.06 Impact Fees: Parks (taking effect end of Dec.). Council Member Hyer seconded the motion. Mark called for the vote. Council Members Casas, Hyer, Sjoblom, and Winsor voted yes. The motion carried.

Replace the hydraulic ram on the 2003 Snowplow Truck for \$5,850.37: Mark McRae, City Recorder, said the hydraulic ram needs to be repaired. He said bids were received with a bid being incomplete. He is recommending approving the bid from Kirk Mobile Repair for \$5,850.37. Council Member Casas said this bid is from August 10, 2017. He is concerned why this has taken so long to get to the Council. Mark said he isn't sure. He just heard about it recently. Council Member Casas said there has been 10 weeks to secure three solid bids. Mayor Long asked when they find out it wasn't working. Mark said he doesn't know because he wasn't involved in the process. He questioned if Kirk Mobile Repair put the wrong date on the bid.

Council Member Winsor moved to direct City staff to move forward to procure up to three bids and award it at no greater than \$6,000 for the hydraulic ram for the 2003 Snowplow Truck. Council Member Casas seconded the motion. Mark called for the vote. Council Members Casas, Sjoblom, and Winsor voted yes. Council Member Hyer voted no. The motion carried 3 to 1.

“Save the Barn” – Discussion on historic Canyon Meadows Barn by Tim Grubb: Tim Grubb presented a map of Canyon Meadows Park. He said what he will be discussing tonight is located in Phase 4. He said the majority of this property was donated by the Petersen family. He said this is a really pretty area in which the City has placed a picnic table. He said Phase 4 is a passive area with walking areas, open space, and a bowery. He said the location of the bowery is in the exact location of the Petersen family barn. He said originally it was planned to restore the barn into a museum. He said the barn is over 100 years old. He said it would be a huge cost to

restore the barn. He understands the financial burden to the City. He has researched this idea for a few years. He brought out an architect and engineer to take a look at the barn. He had some renderings completed to turn the barn into a bowery. He said there are a lot of people who take pictures by the barn. He would like to keep one side of the barn available for pictures and the other side made into a bowery. He said the barn is sitting on a concrete foundation. He said the biggest problem right now is the roof leaking. He said there are areas around the barn that are not safe. He said Mark Larsen said he can get a group from Job Corp to help with these areas. He said some strapping needs to take place to stabilize the barn. He understands it may take a couple of years to do this. He is asking the Council to recommend this barn be included with the phase 4 plan. He is willing to serve on a committee to "Save the Barn". He said we can turn phase 4 into a useable area very quickly. Mayor Long asked if the barn is on the historical registry. Tim said it is not on the historical registry. Mayor Long asked if there are any easements. Tim said there are no easements. Council Member Sjoblom said she attended the Utah League of Cities and Towns and learned about developing a City's own character. She feels the barn can do that. Council Member Hyer feels it is a terrific idea. Council Member Casas said his first concern is covering roof. Council Member Hyer said he would be happy to help roof it. Council Member Casas feels it is a great way to add character to it.

Council Member Hyer moved to officially utilize the barn in the phase 4 planning in the Canyon Meadows Park verses taking it down and allow Tim and the committee to move forward with funding. Council Member Winsor seconded the motion. Mark called for the vote. Council Members Casas, Hyer, Sjoblom, and Winsor voted yes. The motion carried.

PUBLIC COMMENTS:

Tim Grubb discussion with Tim Wheelwright: He said after Tim Wheelwright left the meeting he went outside and discussed some concerns with him and things that he can do to be more proactive. He reminded the Council to remember the plan to dead end 6650 South to help alleviate some of the traffic. He suggested Tim Wheelwright put together flyers that state which way they can access the facility. Tim said he supports the soccer complex but recognizes residents need to be supported.

REPORTS:

Mayor Long: She attended the COG meeting and said UTA is budgeting long term maintenance for the new airport. She met the new Miss Davis County Royalty. She said the queen will sing the National Anthem on November 21st.

Council Member Hyer: He asked if the Council can receive the current balance in each account.

Council Member Casas: He asked about the status of the street light for 1250 East. Brandon said a work order has been submitted to Rocky Mountain Power. Council Member Hyer discussed how dark it is on Lester Drive. He suggested a dual arm light. Council Member Casas suggested Brandon investigate. Council Member Casas discussed the Udy subdivision and said two years ago this subdivision was approved and there is no street light. He said two months ago he gave Tom Smith a list of street lights and not one has been repaired. Mark McRae said he has

not seen the list but he does know Johnson Electric's truck is being fixed. He has been told by them they will be out next week to get started on it.

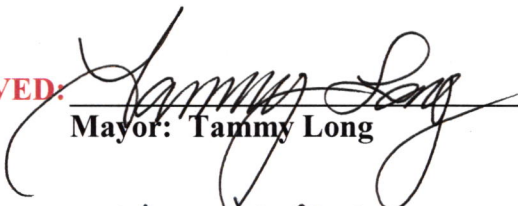
Council Member Winsor: He said we are two months from the end of the year. The Administration Committee would like to know how to proceed with the City Manager review. Council Member Hyer suggested the current Council conduct the review in late November. Mayor Long suggested putting it on the agenda for a closed meeting on November 21st.

City Recorder: The election is next week but it is vote by mail. He said the next City Council meeting will be November 14, 2017. He said one administrative assistant will be out for surgery.

City Engineer: He reported that Tom has told him to move forward with the closure of 6650 South. He said it was questionable on the asphalt for Old Maple Farms Subdivision but it was recently installed; however, the contractor working in Old Maple Farms is concerned about the traffic.

Planning Commission: He asked about the possibility of detour signs to get the soccer traffic to use 475 East verses 6650 South. Brandon feels the best results will be for Tim Wheelwright to request those using the facility to use 475 East and South Weber Drive. He said the Planning Commission will be meeting on November 6, 2017 at 5:00 p.m. for a Special Meeting to discuss the twin home application.

ADJOURNED: Council Member Sjoblom moved to adjourn the City Council meeting at 7:58 p.m. Council Member Hyer seconded the motion. All were in favor.

APPROVED:  Date 11-14-2017
Mayor: Tammy Long


Transcriber: Michelle Clark

Attest: 
City Recorder: Mark McRae

