

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 26 May 2020

**TIME COMMENCED:** 6:02 p.m.

**LOCATION:** Electronic Meeting through Zoom

**PRESENT:**   **MAYOR:**                            Jo Sjoblom

**COUNCIL MEMBERS:**                 Hayley Alberts  
   Blair Halverson  
   Angie Petty  
   Quin Soderquist  
   Wayne Winsor

**CITY RECORDER:**                        Lisa Smith

**NANCE DIRECTOR:**                       Mark McRae

**CITY MANAGER:**                           David Larson

**CITY ENGINEER:**                           Brandon Jones

**Transcriber:** Minutes transcribed by Michelle Clark

## **ATTENDEES:**

Mayor Sjoblom called the meeting to order and welcomed those in attendance. She pointed out she is wearing a Northridge High School t-shirt in honor of the Class of 2020 graduation.

**1. Pledge of Allegiance:** Councilman Winsor

**2. Prayer:** Councilman Halverson

**3. Corona Virus Update:**

Mayor Sjoblom reported there wasn't a Davis County health meeting because of the holiday. South Weber City appeared to have one new documented/active case for a total of two cases for our City. The Davis Co Health Director said they monitor cases and percent increase watching for increases two weeks in a row. Lagoon is now open with restrictions. Masks are required and there is disinfectant at rides' entrances and exits. The concert to be held at Barnes Park in Kaysville has been moved to a private property in Grantsville.

David relayed the Parks and Recreation Committee met concerning several requests to use the fields. City staff is working to get the restrooms ready to be opened. Almost all sports are open at this point with specific guidelines and restrictions.

**4. Public Comment: (All public comments were submitted by email to [publiccomment@southwebercity.com](mailto:publiccomment@southwebercity.com) and are included with the minutes)**

- a. Comments must be received prior to the meeting start time.
- b. Subject line should include meeting date, item # (or general comment), first and last name.
  - i. Comments without first and last name will not be included in the public record.

Mayor Sjoblom reported the City Council will now be taking public comment over Zoom. An individual must sign up before 5:00 p.m. on the day of the meeting.

**ACTION ITEMS**

**5. Approval of consent agenda**

- **Check Register April**
- **Budget to Actual March**

Mark McRae pointed out the Water Department error was corrected.

**Councilman Winsor moved to approve the consent agenda. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

**6. Resolution 2020-19: On-Call Property Appraisers Provider Pool**

- a. Award Contract to The Cook Group**
- b. Award Contract to Lang Appraisal Service**
- c. Award Contract to Western States Valuation**

South Weber City publicly solicited for proposals for On-Call Property Appraisers. The deadline for submission was May 18, 2020. The City received four (4) proposals from the following companies:

1. Landmark Research Group
2. Lang Appraisal Service
3. The Cook Group
4. Western States Valuation

**EVALUATION** An evaluation committee consisting of the following people was formed:

- David Larson, City Manager
- Lisa Smith, City Recorder
- Brandon Jones, City Engineer
- Dana Shuler, Project Engineer

The proposals were reviewed and scored by each committee member independently. The scores were then compiled, and the committee met on May 20, 2020 to review scores and discuss a recommendation. A summary of the scoring is below, in order of ranking.

Company	Score	Rank
Western States Valuation	342	1
Lang Appraisal Service	330	2
The Cook Group	327	3
Landmark Research Group	247	4

**BUDGET**

There is no specific budget for this pool. As the need arises for a specific project, the appraisal services will be budgeted for within that specific project.

**AWARD RECOMMENDATION**

After scoring and discussion were complete, the committee decided to recommend inclusion of the top three (3) proposers into the pool. If the Council agrees with this recommendation, please pass a motion awarding inclusion into the pool of the following three (3) proposers: Western States Valuation, Lang Appraisal Service, and The Cook Group.

David reported any addition to this list would need to submit a proposal, be evaluated, and approved by City Council. Removal would take place by City staff if the work product were unsatisfactory.

**Councilman Halverson moved to approve Resolution 2020-19: On-Call Property Appraisers Provider Pool. Councilman Soderquist seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

**7. Resolution 2020-20: On-Call Property Acquisition Services Provider Pool**

- a. Award Contract to Bonneville Acquisitions**
- b. Award Contract to Horrocks Engineers**
- c. Award Contract to LaMar A. Mabey & Associates, Inc.**
- d. Award Contract to Meridian Engineering, Inc.**

South Weber City publicly solicited for proposals for On-Call Property Acquisition Services. The deadline for submission was May 18, 2020. The City received four (4) proposals from the following companies:

- 1. Bonneville Acquisitions
- 2. Horrocks Engineers
- 3. LaMar A. Mabey & Associates
- 4. Meridian Engineering

**EVALUATION**

An evaluation committee consisting of the following people was created:

- David Larson, City Manager
- Lisa Smith, City Recorder
- Brandon Jones, City Engineer
- Dana Shuler, Project Engineer

The proposals were reviewed and scored by each committee member independently. The scores were then compiled, and the committee met on May 20, 2020 to review the scores and discuss a recommendation. A summary of the scoring is below, in order of ranking.

Company	Score	Rank
Bonneville Acquisitions	309	1
Horrocks Engineers	295	2
LaMar A. Mabey & Associates, Inc.	289	3
Meridian Engineering, Inc.	270	4

**BUDGET**

There is no specific budget for this pool. As the need arises for a specific project, the acquisition services will be budgeted for within that specific project.

**AWARD RECOMMENDATION**

After scoring and discussion were complete, the committee decided to recommend inclusion of all four (4) proposers into the pool. If the Council agrees with this recommendation, please pass a motion awarding inclusion into the pool of all four (4) proposers: Bonneville Acquisitions, Horrocks Engineers, LaMar A. Mabey & Associates, and Meridian Engineering

**Councilman Soderquist moved to approve Resolution 2020-20: On-Call Property Acquisition Services Provider Pool. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

**8. Resolution 2020-21: Award 2020 Canyon Meadows Wetlands Restoration Project**

On May 19, 2020 at 3:00 pm., bids were opened for the 2020 Canyon Meadows Restoration Project. Six bids were received. Engineer Brandon Jones checked the bids and found a few minor errors. However, those errors did not change the ranking of the bids.

The project entails removing fill materials from what the US Army Corps of Engineers has determined to be wetlands around the outer edges of the park. The project will also prepare the native soil and plant a wetland seed mixture. Temporary fencing will be used to help protect the restoration area until the plant growth is established. All bids have been reviewed and Brandon recommended that the Council award the project to **Allied Underground Technology** with their bid of **\$55,924.60**. This recommendation is based upon contractor’s experience in doing similar work and their good references.

If the Council agrees with this recommendation, please pass a motion accepting the bid and awarding the project contract to Allied Underground Technology with their respective bid. Jones & Associates will provide the Notice of Award and Contract Agreement for the City and

Contractors to sign. In addition to these documents, the contractor is also responsible to submit Performance and Payment Bonds, and Insurance Certificates within 10 days following Notice of Award.

When these documents have been received, a Preconstruction Conference will be scheduled to discuss the construction details with the contractor prior to beginning the work and a Notice to Proceed will be issued.

Councilman Halverson requested someone explain why the City is paying for this restoration work rather than individuals or companies responsible for the fill. David explained there have been many conversations with those who have been involved, but ultimately it is the City's responsibility as it is City property.

**Councilwoman Petty moved to approve Resolution 2020-21: Award 2020 Canyon Meadows Wetlands Restoration Project to Allied Underground Technology with their bid of \$55,924.60. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

#### **9. Resolution 2020-22: Extend Audit Contract with Keddington & Christensen CPAs**

Mayor Sjoblom communicated that in 2016 the City went out to bid for new auditors. The City Council chose Keddington & Christensen, CPAs to be the City auditors for 2016 thru 2019. They have done a fine job as our auditors. Keddington & Christensen specialize in governmental auditing and have experience throughout the state both as auditors and as finance directors. This experience has been a valuable asset to the City. Each year the City is required to have the City's financial statements audited by an independent firm which is chosen and hired by the City Council. These auditors work with the City staff but report directly to the City Council. Our current auditors have agreed to a one-year extension of the current contract at the same price of \$10,000. After the 2020 audit, the finance committee will make a recommendation to the City Council on a new audit contract for 2021 – 2025.

Councilwoman Alberts asked why the contract is only for one year. Mark McRae, Finance Director, replied most contracts are for five years; however, if the City were to go out to bid with a new auditor, the price would go up. Keddington & Christensen agreed to extend the contract for one more year because they were under the impression that it was a five-year contract back in 2016.

**Councilman Soderquist moved to approve Resolution 2020-22: Extend Audit Contract with Keddington & Christensen CPAs. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried**

#### **REPORTS**

**New Business:** Councilwoman Alberts discussed the property east of Maverik where the weeds were recently removed. There is a concern of nuisance due to dust. David voiced the City is working with the property owner concerning dust control.

Councilwoman Alberts asked when the park restrooms will be open. David answered this week.

Councilwoman Alberts inquired when the City Council will be meeting again at City Hall. David elaborated there is a limit to the 6 ft. social distance requirement, and only approximately 10-15 individuals would fit at City Hall. If there are more in attendance, the City Council would have to turn people away. Having a meeting at another venue limits live streaming because of audio issues. He recommended individuals pre-register for public comment for Zoom. Mayor Sjoblom acknowledged the need to get back to normal but wasn't sure that desire trumps proper social distancing. Councilman Halverson wondered if we are getting closer to live streaming. David declared the City is still waiting on all the quotes for a new sound system. Mark McRae estimated the final quote coming the following day. Councilman Halverson would like to see moving back to normal done in stages. Councilman Winsor was anxious to get back into the City Hall. He suggested bringing the public in one at a time. Councilwoman Alberts advised the public is missing speaking with the City Council. Councilman Soderquist agreed with the step approach. Councilwoman Petty would like to get back into the Council chambers. Mayor Sjoblom pronounced the first step is to make sure we have the proper audio. David didn't feel the audio was necessarily the issue, but the social distancing and the number of citizens that would fit. Discussion took place to possibly allow 15 individuals to pre-register for public comment. Mayor Sjoblom suggested the City Council meet at City Hall for 9 June 2020 without public. David will continue to look at options for public comment.

**Mayor Sjoblom:** The Uintah/South Weber Boundary Evaluation Committee, consisting of Blair Halverson, Barry Burton, Rob Osborne, and Mayor Sjoblom along with Uintah representatives met the past week to determine the best alignment for boundaries between Uintah and South Weber. It was determined that the boundary should cross I-84 at the east end of the northernmost Geneva Gravel Pit, follow along the north side of I-84 (next to the freeway) west until it reaches the east end of the McKay Winkel property, and follow the current river alignment until approximately Adams Ave where it follows a section line westward to the rear lot line of the last house on the north side of the west end of Harper Way. At that point, it would follow the south right-of-way line of I-84 to the Riverdale City boundary. This alignment will be drawn up by Barry Burton in conjunction with the surveyors of Davis and Weber Counties. It will then be brought to both City Councils for evaluation and eventual approval.

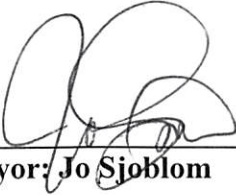
Northridge High School Graduation Parade was held. It was great to see the Fire Department and Davis County Sheriff's Department involved. She congratulated the graduating seniors.


**Councilman Halverson:** The Public Safety Committee meeting will be held Wednesday.

**Councilman Soderquist:** The Finance Admin Committee met to discuss salary ranges, which will be coming in a few weeks.

**David Larson, City Manager:** The server upgrade took place and within days the old one crashed. He thanked the City Council and Mark McRae for making the decision to upgrade the server. The latest draft for General Plan will be opened for public comment in June and then the Planning Commission will review those public comments and amend the General Plan. An Open House will be held at the FAC June 24<sup>th</sup> & 25<sup>th</sup>.

**ADJOURNED:** Councilwoman Petty moved to adjourn the Council Meeting at 7:01 p.m. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

**APPROVED:**  \_\_\_\_\_ **Date** 06-09-2020  
Mayor: Jo Sjoblom

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Transcriber: Michelle Clark

**Attest:**  \_\_\_\_\_  
City Recorder: Lisa Smith

## CC 2020-05-26 CI #1 Eddings

**From:** [jeff.eddings](#)  
**To:** [Public Comment](#)  
**Subject:** Land clearing on lot just east of frontage road and Maverik.  
**Date:** Tuesday, May 26, 2020 12:35:35 PM

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City Council,

Jeffery Eddings, 2645 East 7800 South

It is my understanding that the lot that is situated just east of the frontage road (east of Maverik) and just west of Highway 89 was scraped clean of its vegetation to provide a more visual appearance for the land owner and to facilitate the bringing in of fill dirt.

This action raises a couple concerns for me:

1. Now that the land has been cleared of its vegetation and fill dirt will be piled up what is going to be done for dust control? With the daily morning winds that blow the homeowners directly west of this lot will be impacted by the blowing dust and debris. Although not a problem currently because it has been wet lately, when the temperatures rise and things start to dry out it will for sure become a problem. If necessary, is the city prepared to enforce the city code that deals with nuisances created from blowing dust and debris against the land owner?
2. I am concerned about all the truck traffic in and out of that lot. Seems to me they will enter directly across from the Maverik's entrance and exit. This section of road and intersection is already horrible enough to navigate. Is the city concerned about the implications of this?

Thank you for your time and consideration.

***Jeffery and Stacey Eddings  
2645 E. 7800 S.  
South Weber, Utah 84405  
1-801-510-7791***



## CC 2020-05-26 CI #2 Mitchell

**From:** [Amy J Mitchell](#)  
**To:** [Public Comment](#)  
**Subject:** Council Meeting May 26, 2020  
**Date:** Tuesday, May 26, 2020 5:32:13 PM

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Amy Mitchell  
1923 Deer Run Drive

Dear Mayor and City Council Members-

Thank you for the time each of you spend doing these meetings. I am so glad to be able to watch them, however, I do feel like we are ready to move forward into meeting at the city office building. While we are in "Yellow" we are allowed to meet in groups of 50 and I feel like we can hold meetings with groups of that size normally. I also hope and pray that the number will increase and I feel like we can lead the way to show other cities that it is safe to do so. The "at-home" edition of meetings is fun, but I think it is so much better in person.

I do ask you, our city representatives, that you start pushing the health department and the governors office for the allowed number in groups be increased. For more things to be opened and for us to progress to green quicker. With the information on Covid-19 from the CDC to constantly be changing, I feel that it is in error to keep things so restricted. They recently released a report that the virus does not live on surfaces for as long as they once thought. If that is the case, I ask that all park bathrooms be opened!! There is a need for them to be opened! I recommend that there be a sign placed on the door for people to please just wash their hands or to use their own hand sanitizer.

I was so grateful to see the support of the Council in regards to South Weber Days. I hope that we can push the health department to give the permits in time to get this amazing event planned! I am not sure how involved the health department needs to be, but I think our city can find the answer to still make it happen! We so need this and we need to ask the health department to stick to advising and not enforcing. While we are a part of Davis County, we certainly haven't seen the numbers here in South Weber that they have in Layton and we should be able to move forward. Where there is a will, there is a way. Let's plan as if we will stay moving toward green and not plan as if we are already moving back to orange or red!

Thank you for your time and all you do!  
Amy Mitchell