

# SOUTH WEBER CITY COUNCIL WORK MEETING

**DATE OF MEETING:** 28 November 2017

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

**PRESENT: MAYOR:**

Tammy Long

**COUNCILMEMBERS:**

Scott Casas  
Kent Hyer (arrived 5:07 p.m.)  
Jo Sjoblom  
Merv Taylor  
Wayne Winsor

**CITY RECORDER**

Mark McRae

**CITY MANAGER:**

Tom Smith

**CITY ENGINEER:**

Brandon Jones

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Suzie Becker (Zions Public Finance, Inc.), Marlene Poore, Angie Petty,

## CONSENT AGENDA:

- Approval of November 14, 2017 Work Meeting and Meeting Minutes
- Approval of October 2017 Budget to Actual

Mark McRae, City Recorder, reviewed amendments to the minutes of 14 November 2017 work meeting. He said the language of “audit” needs to be replaced with “budget to actual”. The October 2017 Budget to Actual will be moved to the next City Council meeting.

## ACTIVE AGENDA:

**Water Capital Improvements Plan & Water Utility Rate Study:** Suzie Becker, of Zions Public Finance, Inc., stated the base fee is \$38.43 per month. The first 6,000 gallons free for single-family residential and commercial. There are higher fees for higher tiers of usage. She said there are two scenarios one being minimal and one being proactive. There are the same ERU growth rates for both scenarios.

**Council Member Hyer arrived at 5:07 p.m.**

Brandon Jones, City Engineer, explained how the ERU’s are calculated and said it is a way to equalize all uses. Susie said there is a 4% growth in operating costs for both scenarios. There is also no new bonds issued under either scenario. She said explained the approach comparison and said the base fee for minimal is \$34.00 and \$38.43 for the proactive scenario. She explained how the additional tiers for usage under 6,000 gallons and usage for tier greater than 6,000 gallons.

**Approach Comparison**

	Base Fee	Additional Tiers for Usage Under 6,000 Gallons	Usage for Tiers > 6,000 Gallons
Minimal	\$34.00	Under 2,000 - \$1.35 2,001 – 4,000 gallons - \$1.40 4,001 – 6,000 gallons - \$1.45	No annual fee Increases
Proactive	\$38.43	Under 2,000 - \$1.35 2,001 – 4,000 gallons - \$1.40 4,001 – 6,000 gallons - \$1.45	Annual fee Increases of 2%

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**Approach Comparison**

	Current Rates	Minimal 2019	Proactive 2019	Minimal 2025	Proactive 2025
<b>Annual Base Fee</b>	<b>\$38.43</b>	<b>\$34.00</b>	<b>\$38.43</b>	<b>\$34.00</b>	<b>\$38.43</b>
<b>Residential</b>					
< 2000 gallons	\$0.00	\$1.35	\$1.35	\$1.35	\$1.52
2001 - 4000 gallons	\$0.00	\$1.40	\$1.40	\$1.40	\$1.58
4001-6000 gallons	\$0.00	\$1.45	\$1.45	\$1.45	\$1.63
6001 - 8000 gallons	\$1.48	\$1.48	\$1.51	\$1.48	\$1.70
8001 – 10000	\$1.83	\$1.83	\$1.87	\$1.83	\$2.10

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Suzie then explained how the rate structure impacts ratepayers and the benefits to the city from the proactive approach.

**Proactive Benefits**

Project #	Description	Cost	Minimal	Proactive
1	Enter into contract with WBWCD for Impact Fee Pass-Through method of purchasing water	\$1,100	FY 17	FY 17
3	Install new generator at Church Street pump station	\$98,125	FY 18	FY 18
6	Westside Reservoir Rehabilitation	\$598,825	FY 19, 20	FY 19
4	Construct new supply line from West Bench reservoir(s) to South Weber Dr. at 475 E. for secondary feed to zone 1, including PRV; connect 925 East to S. Weber Drive	\$524,625	FY 21, 22	FY 20
13	Construct Connection #4 to WBWCD's transmission line with pump station to pump to Zone 4	\$820,000	FY 23, 24, 25	FY 21, 22
2	Upsize to 8" pipe: 1375 East, south of Lester; 7600 South, west of 1375 East; 1800 East, south of 7775 South; 1750 East, south of 7775 South; Jensen Circle; 1250 East, between South Weber Dr. and Lester Dr.; replace lead joint pipe on Canyon Dr. between 1375E and 1300 E	\$749,500		FY 23, 24
5	Relocate transmission line to East Bench Reservoir #3	\$220,000		FY 24
7	Connect Lincoln Land and 2750 East; upsize to 8" 8075 South, 2575 East, and 2350 East (south of Deer Run Dr.); upsize US89 crossing at 8075 South to 12"; abandon existing 4" PSV and replace with new 8" PSV and line on Peachwood Dr.	\$570,313		FY25

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Suzie discussed the Financial Impacts to Ratepayers chart which is as follows:

### Financial Impacts to Ratepayers

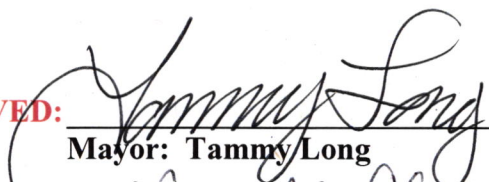
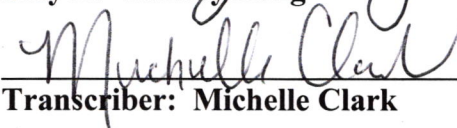
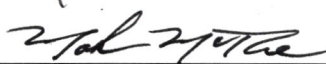
	TOTAL Annual Water Payments 2018	TOTAL Annual Water Payments 2019	TOTAL Annual Water Payments 2025
<b>Residential 10,000 gallons use</b>			
Minimal	\$467.78	\$423.02	\$423.02
Proactive	\$467.78	\$476.32	\$478.22
<b>Commercial - 80,000 gals</b>			
Minimal	\$619.98	\$575.22	\$575.22
Proactive	\$619.98	\$631.52	\$653.02

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Council Member Casas feels the commercial is way too low. He said South Weber City is 35% higher for water verses Uintah. He said out of seven towns he researched, South Weber City is the highest. He questioned why our city is so much higher. Council Member Hyer is wondering how to incentivize residents to conserve water when we all pay the same base rate. He would like to see a pie chart of the usage. Council Winsor asked what are the annual fixed costs. He said the fixed costs should maintain the assets. He would also like to know the average cost per acre foot of water. Marlene Poore is concerned about how Parsons is being billed. She said they are using 92 times the water she uses. She said Parsons also has a peak day. She said they pay no demand fee. Council Member Casas said he has been concerned as to why South Weber City's water rates are so much higher than other cities. Council Member Hyer said the median falls between 7,000 to 8,000 gallons of what everyone is using. Council Member Winsor is concerned about justifying the base rate. He also stated the city needs a policy statement of what we want in the reserve fund. Mark McRae stated the majority of the water costs are fixed and there isn't a lot of variable costs.

**Sewer Capital Improvement Plan & Sewer Utility Rates Study:** Suzie Becker reviewed the Sewer Capital Improvements Chart. Council Member Winsor said the growth rate will move some of these projects up or down.

Adjourned at 6:00 p.m.

**APPROVED:**  Date 12-12-17  
 Mayor: Tammy Long  
  
 Transcriber: Michelle Clark  
  
 Attest: City Recorder: Mark McRae

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 28 November 2017

**TIME COMMENCED:** 6:05 p.m.

**PRESENT:** **MAYOR:** Tammy Long  
**COUNCILMEMBERS:** Scott Casas  
Kent Hyer  
Merv Taylor  
Jo Sjoblom  
Wayne Winsor  
**CITY RECORDER:** Mark McRae  
**CITY MANAGER:** Tom Smith  
**CITY ENGINEER:** Brandon Jones

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Angie Petty, and Bill Petty.

Mayor Long called the meeting to order and welcomed those in attendance.

**PLEDGE OF ALLEGIANCE:** Mayor Long

**PRAYER:** Council Member Hyer

**AGENDA:** Council Member Sjoblom moved to approve the agenda as amended by moving the October 2017 Budget to Actual to the next meeting. Council Member Hyer seconded the motion. Mark called for the vote. Council Members Casas, Hyer, Taylor, Winsor, and Sjoblom voted yes. The motion carried.

**CONFLICT OF INTEREST:** None

**CONSENT AGENDA:**

- Approval of November 14, 2017 Work Meeting and Meeting Minutes
- ~~Approval of October 2017 Budget to Actual~~

Council Member Hyer moved to approve the 14 November 2017 Meeting and Work Meeting Minutes as amended in the work meeting. Council Member Taylor seconded the motion. Mark called for the vote. Council Members Casas, Hyer, Taylor, Winsor, and Sjoblom voted yes. The motion carried.

**ACTIVE AGENDA:**

**Water Capital Improvements Plan & Water Utility Rate Study:** Tom Smith said Suzie Becker, of Zions Public Finance, Inc. has a family emergency and asked to be excused. Brandon Jones, City Engineer, reviewed the Water Capital Improvements Plan (CIP) – Minimal Scenario which is as follows:

**WATER CAPITAL IMPROVEMENTS PLAN (CIP)****Date: November 20, 2017****FY 2018 - 2025 --- Minimal Scenario ---**

Project No.	Project Description	Project Cost *	Construction Year (FY)
1	Enter into contract with WBWCD for Impact Fee Pass-Through method of purchasing water	\$ 1,100	2017
2	Install new generator at Church Street pump station	\$ 98,125	2018
3a	Westside Reservoir Rehabilitation	\$ 299,413	2019
3b	Phase 2	\$ 299,413	2020
4a	Construct new supply line from West Bench reservoir(s) to South Weber Dr. at 475 E. for secondary feed to zone 1, including PRV; connect 925 East to S. Weber Drive	\$ 262,313	2021
4b	Phase 2	\$ 262,313	2022
5a	Construct Connection #4 to WBWCD's transmission line with pump station to pump to Zone 4	\$ 273,333	2023
5b	Phase 2	\$ 273,333	2024
5c	Phase 3	\$ 273,333	2025
<i>--- End of Culinary Water Rate Study Analysis ---</i>			
6a	Upsize to 8" pipe: 1375 East, south of Lester; 7600 South, west of 1375 East; 1800 East, south of 7775 South; 1750 East, south of 7775 South; Jensen Circle; 1250 East, between South Weber Dr. and Lester Dr.; replace lead joint pipe on Canyon Dr. between 1375 E and 1300 E	\$ 374,750	2026
6b	Phase 2	\$ 374,750	2027
7	Relocate transmission line to East Bench Reservoir #3	\$ 220,000	2028

8a	Connect Lincoln Lane and 2750 East; upsize to 8" 8075 South, 2575 East, and 2350 East (south of Deer Run Dr.); upsize US 89 crossing at 8075 South to 12"; abandon existing 4" PSV and replace with new 8" PRV and line on Peachwood Dr.	\$	285,156	2029
8b	Phase 2	\$	285,156	2030
9	Automate Weber Basin well feed to Reservoirs #1 and #2 to match supply to system demand	\$	76,250	2031
10a	Upsize Cottonwood Dr. to 8" line	\$	215,875	2031
10b	Phase 2	\$	215,875	2032
11a	Replace West Bench Reservoir	\$	367,071	2033
11b	Phase 2	\$	367,071	2034
11c	Phase 3	\$	367,071	2035
11d	Phase 4	\$	367,071	2036
11e	Phase 5	\$	367,071	2037
11f	Phase 6	\$	367,071	2038
11g	Phase 7	\$	367,071	2039
12a	Upsize to 8": 7875 South; 7925 South; Peachwood Dr. between 7925 South and Peachwood Way; 8100 South between Peachwood Drive and 2300 East; 2300 East; 2175 East; 7875 South between 2100 and 2175 East; 2100 East between 7800 South and City Park	\$	355,083	2040
12b	Phase 2	\$	355,083	2041
12c	Phase 3	\$	355,083	2042
13	Rehabilitate Well #1; add new generator; modify controls	\$	298,750	2043
14**	Upsize developer-installed loop from 7150 S to about 7400 South	\$	357,500	
15a	Upsize South Weber Drive (6650 South to end) to 10" line	\$	241,313	2044
15b	Phase 2	\$	241,313	2045
16**	Upsize remaining 4" and 6" lines to 8" (30,000 lf), as funds allow	\$	5,266,250	2046+
<b>TOTAL</b>		<b>\$</b>	<b>8,506,613</b>	<b>27</b>
<b>AVERAGE ANNUAL</b>		<b>\$</b>	<b>315,060</b>	

\* Project Costs from ZPFI Nov. 2017 Utility Rate Study (which DO NOT include a Construction Cost Inflation Rate)

\*\* Projects included for reference, but NOT included in Total, Average Annual, or number of Fiscal Years to construct

He discussed the End of Culinary Water Rate Study Analysis. He said some projects are spread out through multiple streets and may be a phased project. He said the average annual is \$315,000. He pointed out project #16 is a project included for reference, but not included in the Total, Average Annual, or number of Fiscal Years to construct. He said the estimated projects begin in 2017 and are estimated for the next 27 years. He said the anticipated impact fees are included in the plan as well. He reviewed the revenues or expenses that Suzie Becker had in her presentation. He then reviewed the FY18-FY25 Water System Cash Flow for the Minimal Scenario, and the FY18-FY25 Water System End Balance for the Minimal Scenario.

Brandon Jones, City Engineer, reviewed the Water Capital Improvements Plan (CIP) – Proactive Scenario which is as follows:

### WATER CAPITAL IMPROVEMENTS PLAN (CIP)

Date: November 20, 2017

FY 2018 - 2025 --- Proactive Scenario ---

Project No.	Project Description	Project Cost *	Construction Year (FY)
1	Enter into contract with WBWCD for Impact Fee Pass-Through method of purchasing water	\$ 1,100	2017
2	Install new generator at Church Street pump station	\$ 98,125	2018
3	Westside Reservoir Rehabilitation	\$ 598,825	2019
4	Construct new supply line from West Bench reservoir(s) to South Weber Dr. at 475 E. for secondary feed to zone 1, including PRV; connect 925 East to S. Weber Drive	\$ 524,625	2020
5a	Construct Connection #4 to WBWCD's transmission line with pump station to pump to Zone 4	\$ 410,000	2021
5b	Phase 2	\$ 410,000	2022
6a	Upsize to 8" pipe: 1375 East, south of Lester; 7600 South, west of 1375 East; 1800 East, south of 7775 South; 1750 East, south of 7775 South; Jensen Circle; 1250 East, between South Weber Dr. and Lester Dr.; replace lead joint pipe on Canyon Dr. between 1375 E and 1300 E	\$ 374,750	2023
6b	Phase 2	\$ 374,750	2024
7	Relocate transmission line to East Bench Reservoir #3	\$ 220,000	2024
8	Connect Lincoln Lane and 2750 East; upsize to 8" 8075 South, 2575 East, and 2350 East (south of Deer Run Dr.); upsize US 89 crossing at 8075 South to 12"; abandon existing 4" PSV and replace with new 8" PRV and	\$ 570,313	2025
8	Connect Lincoln Lane and 2750 East; upsize to 8" 8075 South, 2575 East, and 2350 East (south of Deer Run Dr.); upsize US 89 crossing at 8075 South to 12"; abandon existing 4" PSV and replace with new 8" PRV and line on Peachwood Dr.	\$ 570,313	2025
<i>--- End of Culinary Water Rate Study Analysis ---</i>			
9	Automate Weber Basin well feed to Reservoirs #1 and #2 to match supply to system demand	\$ 76,250	2026
10a	Upsize Cottonwood Dr. to 8" line	\$ 215,875	2026
10b	Phase 2	\$ 215,875	2027
11a	Replace West Bench Reservoir	\$ 513,900	2027
11b	Phase 2	\$ 513,900	2028
11c	Phase 3	\$ 513,900	2029
11d	Phase 4	\$ 513,900	2030
11e	Phase 5	\$ 513,900	2031

12a	Upsize to 8": 7875 South; 7925 South; Peachwood Dr. between 7925 South and Peachwood Way; 8100 South between Peachwood Drive and 2300 East; 2300 East; 2175 East; 7875 South between 2100 and 2175 East; 2100 East between 7800 South and City Park	\$	532,625	2032
12b	Phase 2	\$	532,625	2033
13	Rehabilitate Well #1; add new generator; modify controls	\$	298,750	2034
14**	Upsize developer-installed loop from 7150 S to about 7400 South	\$	357,500	
15	Upsize South Weber Drive (6650 South to end) to 10" line	\$	482,625	2035
16**	Upsize remaining 4" and 6" lines to 8" (30,000 lf), as funds allow	\$	5,266,250	2036+
<b>TOTAL</b>		<b>\$</b>	<b>8,506,613</b>	<b>17</b>
<b>AVERAGE ANNUAL</b>		<b>\$</b>	<b>500,389</b>	

\* Project Costs from ZPFI Nov. 2017 Utility Rate Study (which DO NOT include a Construction Cost Inflation Rate)

\*\* Projects included for reference, but NOT included in Total, Average Annual, or number of Fiscal Years to construct

Brandon reviewed the FY18-FY 25 Water System Cash Flow for the Proactive Scenario, and the FY18-25 Waster System End Balance for the Proactive Scenario. Council Member Winsor asked if the minimum cash on hand can be added to the graph and if we were to have a reserve, include that amount, so that the council can see how close we need to get to the minimum.

Council Member Sjoblom would like a list of what the base rate will cover. Tom reviewed the items to be addressed and discussed at the next meeting. Council Member Winsor appreciates the efforts the city staff has made to come up with a plan. Council Member Hyer said he is thrilled that a plan is being put into place, but cautioned about putting projects off. Council Member Winsor said this plan will become a living document and will be shifted a little bit.

**Sewer Capital Improvement Plan & Sewer Utility Rates Study:**

Brandon Jones, City Engineer, reviewed the Sewer Capital Improvements Plan (CIP) which is as follows:

**SEWER CAPITAL IMPROVEMENTS PLAN (CIP)**

**Date: November 20, 2017**

**FY 2018 - 2025**



Project No.	Project Description	Project Cost *	Construction Year (FY)
1	Replace trunk line along Old Fort Road and Canyon Dr, to 1475 E	\$ 991,814	2019
2	Replace trunk line along Canyon Dr, 1700 E, and South Weber Dr, from 1475 E to 1900 E	\$ 1,323,375	2021
3	Replace trunk line along 1900 E from South Weber Dr to 7550 S	\$ 242,000	2022
4	Replace trunk line along South Weber Dr from 1900 E to 2100 E	\$ 557,050	2024
5	Sewer line from South Bench, re-route Lester Drive to CWSID trunk line via 7240 S	\$ 1,247,750	2025
<b>TOTAL</b>		<b>\$ 4,361,989</b>	<b>7</b>
<b>AVERAGE ANNUAL</b>		<b>\$ 623,141</b>	

\* Project Costs from ZPFI Nov. 2017 Utility Rate Study (which include a 3% Construction Cost Inflation Rate)

Council Member Winsor would like to know how the rate increases from Central Weber Sewer Improvement District will be incorporated. Brandon said the increased fee is passed to the residents. Brandon reviewed the FY1-FY25 Sanitary Sewer System Cash Flow, and FY18-FY25 Sanitary Sewer System End Balance.

Council Member Winsor feels there needs to be a dialogue concerning the rate increases. It was suggested this might be something to discuss in a committee meeting.

**PUBLIC COMMENTS:** (None)

**REPORTS:**

**Mayor Long:** She had lunch with the students at South Weber Elementary School today. Little Caesars provided the pizza.

**Council Member Taylor:** He appreciates the increased patrolling by the Davis County Sheriff’s Department in the city.

**Council Member Hyer:** The Youth Council will be doing the Breakfast with Santa coming up.

**Council Member Casas:** He asked if Tom or Brandon can enlighten him about the Ray Creek Subdivision on 1375 East at a later time.

**City Manager:** He asked who will be attending the Christmas Party.

**City Recorder:** He said the city has hired a new administrative assistant (Shelbie). He said Shaelee should be back to work in two weeks. He reported there have been only two individuals pick up applications for the council vacancy. He will send the questions for the council applicant review tomorrow.

**City Engineer:** Freedom Landing Subdivision Phase 2 is coming before the Planning Commission. Brandon reported on Ray Creek Subdivision. He said there have been delays because of the contractor's excavation license. Council Member Casas asked if the city can repair the barb wire fencing along Interstate 84. He said individuals have been entering the city through this area and conducting vandalism. Tom will look into it.

**ADJOURNED:** Council Member Winsor moved to adjourn the City Council meeting at 7:19 p.m. and go into a Closed Executive Session – Utah Code 52-4-204 & 52-4-205 for the purpose of discussion of character, professional competence, physical, or mental health of individual(s). Council Member Sjoblom seconded the motion. All were in favor.

The closed session started at 7:29 pm. Present were: Mayor Long, Council Members Taylor, Hyer, Sjoblom, Casas, Winsor, and Mark McRae, City Recorder.

Council Member Winsor moved to end the closed session at 8:05 p.m. Council Member Sjoblom seconded the motion. Council Members Casas, Hyer, Sjoblom, Taylor, and Winsor voted yes. The motion carried.

Council Members Taylor and Sjoblom were excused at 8:08 p.m.

Mayor Long reviewed with Tom Smith, City Manager, the evaluation process for the City Manager position.

Council Member Winsor moved to adjourn the meeting at 8:10 p.m. Council Member Hyer seconded the motion. Council Members Casas, Hyer, and Winsor voted yes. The motion carried.

**APPROVED:** Tammy Long Date 12-12-17  
Mayor: Tammy Long

Michelle Clark  
Transcriber: Michelle Clark

Attest: Mark McRae  
City Recorder: Mark McRae