

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 15 May 2018

TIME COMMENCED: 6:04 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT

PRESENT: MAYOR:

Jo Sjoblom

COUNCILMEMBERS:

**Blair Halverson
Kent Hyer
Angie Petty
Merv Taylor
Wayne Winsor**

CITY ENGINEER:

Brandon Jones

FINANCE DIRECTOR:

Mark McRae

CITY MANAGER:

Dave Larson

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Chris Tremea, Ned McCracken, James Hiatt, Steve Ormond, and Brayden Ross.

Mayor Sjoblom called the meeting to order and welcomed those in attendance including the new City Manager, Dave Larson.

PLEDGE OF ALLEGIANCE: Council Member Taylor

PRAYER: Council Member Halverson

CONFLICT OF INTEREST: None

CONSENT AGENDA:

- **Approval of April Check Register**
- **Approval of March 2018 Budget to Actuals Report**

Council Member Hyer moved to approve the consent agenda as written. Council Member Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.

PUBLIC COMMENTS: Mayor Sjoblom said anyone who would like to participate in public comment may come to the pulpit, state name and address, and keep comments to three minutes.

Ned McCracken, 2252 Deer Run Drive, asked if the city has received the results from the parks and recreation survey. He would also like to know where to find the anticipated priorities of the road repairs.

Mayor Sjoblom said the results for the survey just came in, and the city staff are still working on the road repairs priority list.

Council Member Taylor moved to open the public hearing for change in culinary water rates. Council Member Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.

******* PUBLIC HEARING *******

Public Hearing – Change in Culinary Water Rates

Mayor Sjoblom discussed the existing bond for 3.5 million dollars for the water tank that was installed several years ago. She said this City Council does not want to bond again. She said the mission is to plan for the future so that the city doesn't need to bond, also the developer's will pay for new infrastructure. She said because we live in a desert and water is scarce, this plan will give incentives to conserve water. She said the Capital Facilities Plan (CFP) was put together to help identify needs and what can be done. She said the CFP was taken to Zions Public Finance and five options were put together and studied by the Municipal Utilities Committee. She said there is a different rate structure for commercial. She then turned the time over to Brandon Jones, City Engineer. Brandon stated five scenarios were put together. They are as follows: 1. Do nothing 2. Minimal scenario 1, 3. Minimal scenario 2, 4. Proactive 1, and 5. Proactive 2. He said the Municipal Utilities Committee recommend Proactive Scenario 2. He said the committee felt it is critical for residents to pay for what they use. He reviewed the Residential – Proactive 2 and Commercial – Proactive 2.

Residential – Proactive 2				
Tier	Rate (Pro. 2)	Current	Pro. 2	Difference
0 gallons	\$38.43	\$38.43	\$38.43	\$0.00
2,000 gallons	\$2.00	\$38.43	\$42.43	\$4.00
4,000 gallons	\$2.20	\$38.43	\$46.83	\$8.40
6,000 gallons	\$2.50	\$38.43	\$51.83	\$13.40
8,000 gallons	\$3.00	\$41.39	\$57.83	\$16.44
10,000 gallons	\$3.50	\$45.05	\$64.83	\$19.78
30,000 gallons	\$4.00	\$98.05	\$144.83	\$46.78

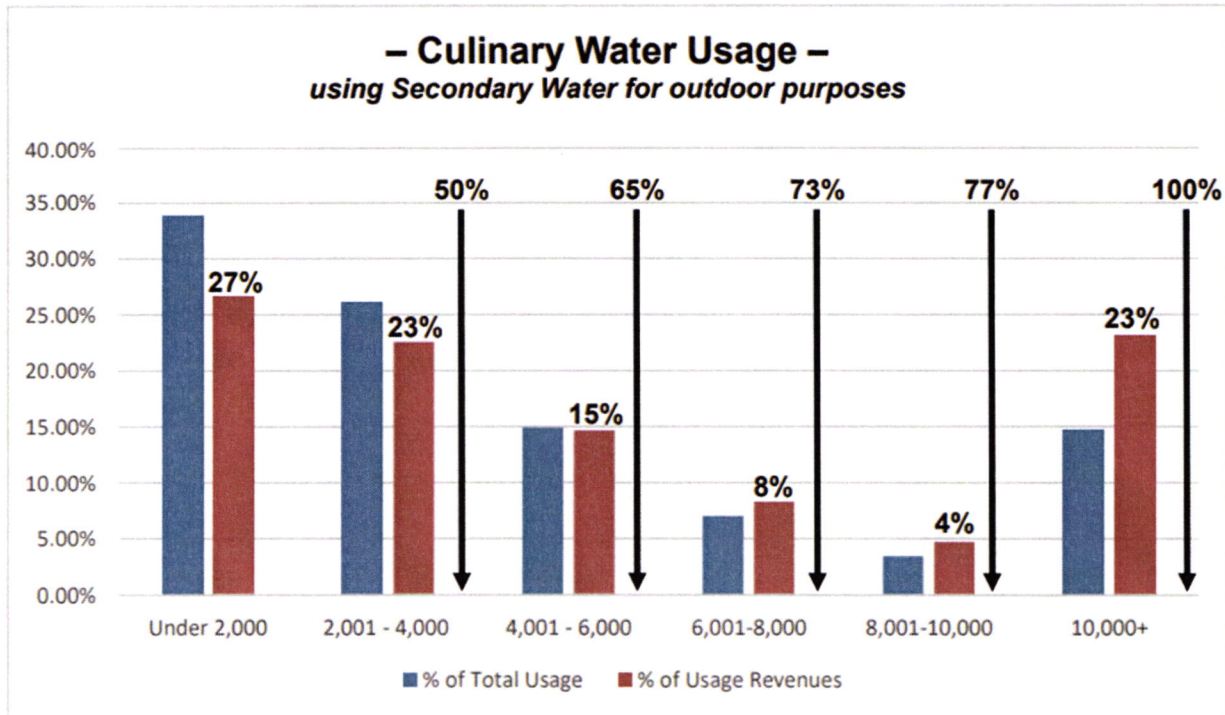
Commercial – Proactive 2				
Tier	Rate (Pro. 2)	Current	Pro. 2	Difference
0 gallons	\$38.43	\$38.43	\$38.43	\$0.00
2,000 gallons	\$2.00	\$38.43	\$42.43	\$4.00
4,000 gallons	\$2.20	\$38.43	\$46.83	\$8.40
6,000 gallons	\$2.50	\$38.43	\$51.83	\$13.40
8,000 gallons	\$3.00	\$41.39	\$57.83	\$16.44
10,000 gallons	\$3.50	\$45.05	\$64.83	\$19.78
30,000 gallons	\$3.75	\$84.05	\$139.83	\$55.78
60,000 gallons	\$4.00	\$145.25	\$259.83	\$114.58
100,000 gallons	\$4.25	\$249.25	\$429.83	\$429.83

Brandon said 73% of the population use 6,000 gallons of water or less.

Mayor Sjoblom asked if there was any public comment.

Ned McCracken, 2252 Deer Run Drive, asked when the bond matures. Mark McRae said 2040. He said the bond was recently refinance, which cut two years less off of the bond. He said the city is 8 years into a 30 year bond. Ned asked what the yearly income is from the monthly water fee. Council Member Winsor said it is approximately a million dollars a year. Ned would like to know the cost of the water the city is getting. He also asked what the city needs. Mark McRae said last year’s budget is on the website and you can see the numbers. He said they will also have the tentative budget and the breakdown.

James Hiatt, 7549 S. Kay Lane, asked about the details of the percentage of users at each tier. Council Member Winsor reviewed the Culinary Water Usage (using secondary water for outdoor purposes graph).



James asked if our city was compared to other communities. Council Member Winsor said South Weber City is the highest rate in Davis County. He said the city has fewer connections to pay for the cost. James suggested the council do the research. He said we trust in your decisions.

Steve Ormond, 7190 S. 1600 E., said he has neighbors that don't have access to secondary water and will get hit hard. Mark McRae stated there is a different rate structure for those individuals. He asked about the street budget. Mark McRae explained there is no outside money going towards the water fund and no money from the water bill going to other departments in the city. He said each fund has to be self-sufficient and the books have to balance. He said water fees go towards paying for water infrastructure. He said that is by law and we can't intermix the funds of the city. Council Member Winsor said the city hasn't had plans for the future and now the city is going through developing a plan for all utilities.

Council Member Hyer moved to close the public hearing for change in culinary water rates. Council Member Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.

***** **PUBLIC HEARING CLOSED** *****

Discussion on offer to purchase 3 parcels from the city at approximately 7500 +/- South Weber Drive: Mayor Sjoblom stated the city has property for sale at approximately 7500 +/- South Weber Drive. This area is commonly referred to as the s curve. This property is currently zoned C, Commercial. An offer to purchase the property has been received from Chris Look, contingent upon the property being rezoned High Density Residential. On May 8, 2018, Mr.

Loock came before the city council and presented his desire to purchase the property and explained his plans for this location. Council Member Winsor said if it is decided to put high density on this property, the infrastructure isn't in place for the demand. He said the city would be under pressure to accommodate a developer's schedule. Council Member Taylor isn't in favor of upsizing for a developer. Council Member Halverson said he wouldn't go any farther than mixed use, but not high density. Brandon suggested following a decision with this property, he would recommend the council have the Planning Commission review the land use. Council Member Petty doesn't feel it should be rezoned or for sale right now. Mark McRae asked if the council wants to keep it for sale or take it off the market. Mayor Sjoblom said the only interest on the property is for high density residential.

Council Member Hyer moved to deny the offer to purchase 3 parcels from the city at approximately 7500 +/- South Weber Drive. Council Member Petty seconded the motion. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.

Council Member Halverson directed the city staff to take the sale of these three parcels off the market.

REPORTS:

Council Member Halverson: He reported that the RV Park was on the Planning Commission agenda. He said the current transient tax goes to the county. He said the city needs to look at its own transient tax.

Council Member Hyer: He discussed the council's desire to look down the road and do proactive measures. He said the council is hoping to structure a rate without going through a bonding procedure. He said this is one of the biggest things he has felt strongly about when he came into office.

Council Member Petty: She reported the Public Works Department has been working hard on the dog park. It was stated there will be a grand opening on June 5, 2018 at 6:00 p.m. Council Member Petty received an informal proposal from the South Weber Railroad Club.

Council Member Winsor: He attended the Mosquito Abatement Meeting. He said if there is a special event and you want the area sprayed for mosquitos, they need at least a three day notice. He suggested putting that information on the city web-site. He said the Environmental Committee will be meeting this Thursday. He suggested the city announce what is going on at the corner of 475 East and South Weber Drive. He thanked all the people who made public comments today. He would recommend a breakdown of the budget be placed on the city web-site. He will be out of town on June 12th and June 19th.

Mayor Sjoblom: She attended the Wasatch Integrated Waste Meeting. They are currently looking at recycling options and ways to create energy.

Mark McRae, City Recorder/Finance Director: Thanked the Council for the opportunity to serve as acting City Manager and all the efforts that took place by the city staff during this time. He is 100% behind the newly hired City Manager.

Dave Larson, City Manager: He said there are a lot of great things happening. He is very impressed with the professional nature of the city staff and their quality of work. He is looking forward to being part of the team.

ADJOURNED: Council Member Hyer moved adjourn the Council Meeting at 7:10 p.m. Council Member Halverson seconded the motion. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.

APPROVED: Kent Hyer Date 12 Jun 18

Mayor: ~~Jo Sjoblom~~ Kent Hyer
Pro Tempore

Michelle Clark

Transcriber: Michelle Clark

Mark McRae

City Recorder: Mark McRae

Attest:



