

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 10 July 2018

TIME COMMENCED: 6:00 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 (excused)
Angie Petty
Merv Taylor
Wayne Winsor**

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

FINANCE DIRECTOR:

Mark McRae

CITY MANAGER:

Dave Larson

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Chris Tremea, Kevin Croshaw, Shawn Shuler, George Benford, Dak Maxfield, Jake Groundlifere, Kenny Carson, James & Vari Durrant, Lance Stephen, John Grubb, James Callaghan, Brent Poll, Shawn Byram, Darrell Byram, Kregg & Isabella Smith.

Mayor Sjoblom called the meeting to order and welcomed those in attendance and excused Council Member Hyer from tonight's meeting.

PLEDGE OF ALLEGIANCE: Mayor Sjoblom

PRAYER: Council Member Taylor

CONFLICT OF INTEREST: None

APPROVAL OF CONSENT AGENDA:

- **Approval of 12 June 2018 City Council Meeting Minutes.**
- **Approval of 19 June 2018 City Council Meeting Minutes.**
- **Approval of May 2018 Budget to Actual Report**

Council Member Halverson moved to approve the consent agenda as amended with the deletion of the approval of the 19 June 2018 City Council Meeting Minutes. Council

Member Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Petty, Taylor, and Winsor voted yes. Council Member Winsor abstained from the approval of 12 June 2018. 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.

Brent Poll, 7605 S. 1375 E., representing Poll Enterprises LLC, stated he is in attendance concerning Resolution 18-38 (Adoption of Transportation Capital Facilities Plan). He said the Poll family does not want their property on the city's annexation plan. Also, as a member of the South Weber Coalition, Mr. Poll voiced his concerns with the Hill Air Force Base contamination.

Kenny Carson, 7459 S 850 E., is concerned about Ordinance 18-04 on tonight's agenda. He also discussed the city's recent survey concerning the railroad at Canyon Meadows Park. He is not in favor of the city funding that project. Council Member Halverson said for clarification the city is not putting any money towards the South Weber Model Railroad Club.

James Durrant, 7478 S. 1980 E., said he lives in the Cedar Cove PUD. He is concerned about the increased level of dust from the gravel pit. He said he attended the dust mitigation meeting about six or eight months ago. He said the commitment was made by Staker Parsons to sweep the street roads in the PUD, and it still hasn't been done. He said a private fence in Cedar Cove PUD has been taken down by the developer who has damaged and ruined the fence on 7470 South 1980 East. He would ask that the city not release any bond until the developer meets with the HOA Board and Chris Tremea of the city. Chris Tremea did say he has tried to contact the developer and has discussed this item with Mark Larsen. He assured Mr. Durrant that nothing will be released until it is taken care of. Mr. Durrant said if the developer paid for a speed bump and fixed the fence, he thinks the residents may be okay with that, as some of them been using the open road. It was stated a meeting will be set up with the developer and the Cedar Cove HOA Board.

Staker Parson Quarterly Report: Dak Maxfield, of Staker Parson, discussed areas in the city that have been identified by him and Chris Tremea to be swept. He said they started north of the city and have scheduled to sweep Cedar Cove PUD this Thursday. He said the sweeping will take place once a month. He reported that the west gate has been locked as per a neighbor's request. He will make sure it is unlocked for the city parade. He said in June they installed magnesium sulfide on the hauling roads and will do it again in the fall. He said the main thing about dust suppression is they have automated their sprinkling system. He said they have finalized the plant upgrades. They have cut the number of loaders operating in half. He said the upgrade was 5.5 million. He said this also helped cut down the noise level significantly. He said they will be applying for a demolition permit for the old scale house. He said the berm along South Weber Drive has two dead plants. They will replace those. They have initiated a lot of reclamation and grading work on the west end. They will come to the city with plans concerning the west boundary. The grading is expected to be completed the end of this year. He then reviewed the funding donated to South Weber Elementary \$3,200, snow removal along both sides of South Weber Drive along the berm and High Mark Charter School, city fireworks \$7,500, also contribute 7 cents a ton \$60,000 to city.

Member Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Petty, Taylor, and Winsor voted yes. Council Member Winsor abstained from the approval of 12 June 2018. The motion carried.

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Mayor Sjoblom asked about a berm or ditch to be built along the west end. Dak will look into that. He also discussed a possible berm on west end in which he will bring plans to the city for approval. Council Member Halverson asked about watering. Dak said they have been watering the roads and using the mag-sulfide (twice a year). Council Member Taylor asked about the time table for the west end berm. Dak said he will get with Mark Larsen in the next three or four weeks.

Public Works Quarterly Report - Mark Larsen: Mark Larsen, Public Works Director, presented the quarterly report. He discussed the wing plow that will be purchased this year. He said this vehicle will double the amount they can remove. He said a snow plow sander will go on the truck, as this truck will have a hooklift. He reported that 6650 South Road has been closed. The road signs have been installed. He said the first home has started in Old Maple Farms. He said Freedom Landing has 12 units. He reported on Ray Creek gravel pit. He said building permits from January to July have increased. They have completed 600 inspections this year. Mayor Sjoblom thanked Mark for his presentation.

Recreation Quarterly Report - Curtis Brown: Curtis Brown, Recreation Director, presented the quarterly report. Included in the report is the following information:

Family Activity Center Revenue

July – September 2017	\$4,518	October – December 2017	\$9,236
January – March 2018	\$9,937	April – June 2018	\$8,727

He said there are three consistent renters with jump rope, karate, and dance. He discussed the complaints from the city survey concerning those who have memberships that can't use the facility when the competition teams are playing. He asked the council whether or not they feel he should not rent the facility for such teams so that the gym is available. Curtis stated there are two competitive baseball leagues renting the Canyon Meadows ball diamond. The League provided their own insurance. There are two competitive teams renting Canyon Meadows ball diamond for practices. AYSO is renting Central Park for league games. The End of School Swim Party was held 5 June 2018 at the Roy Aquatic Center with over 650 attending. The Recreation Department has hired two new employees. One to cover a young man going on a mission at the end of the summer, and one leaving for college. The Council thanked Curtis for his presentation.

RESOLUTION 18-38: Adoption of Transportation Capital Facilities Plan (CFP):

Mayor Sjoblom stated Horrocks Engineering was hired to conduct the Transportation Capital Facilities Plan (CFP).

Kevin Croshaw, of Horrocks Engineering, said they have been working with Brandon Jones, City Engineer, concerning this plan. He reviewed the existing roadway network. He discussed the Travel Demand Model Calibration (traffic counts, split traffic analysis zone, and update land use data). Kevin discussed the level of service. He stated the majority of city streets have an acceptable level of service of grade B or better. He then identified areas that are near capacity and unacceptable. He discussed future roadways including South Bench Drive alignment.

Kevin reviewed the cost estimates for CFP projects:

Project Summary (All Projects)					
Project	Location	Total Price	Cost of Others (UDOT, WFR, etc.)	Cost to Developers	South Weber City Cost
1	South Bench Drive: South Boundary to Top of Bench	\$6,410,000	\$5,900,000	\$470,000	\$50,000
2	South Bench Drive: Top of Bench to Toe of Bench	\$2,350,000	\$2,170,000	\$180,000	\$20,000
3	South Bench Drive: Toe of Bench to South Weber Drive	\$3,540,000	\$0	\$3,210,000	\$340,000
4	South Bench Drive: South Weber Drive to Cook Property	\$3,670,000	\$0	\$3,330,000	\$350,000
5	South Bench Drive: Cook Property to 475 East (Includes realignment of 475 East)	\$1,940,000	\$0	\$0	\$1,940,000
6	Harper Way: End of Existing to South Weber Drive	\$1,540,000	\$0	\$1,540,000	\$0
7	New Roads: Kingston Drive & Harper Way	\$1,250,000	\$0	\$1,250,000	\$0
8	New Local Collector: South Weber Drive to Harper Way	\$1,580,000	\$0	\$1,580,000	\$0
9	Canyon Meadow Drive: End of Existing to South Bench Drive	\$910,000	\$0	\$910,000	\$0
10	Old Fort Rd: End of Existing to South Bench Drive	\$550,000	\$0	\$550,000	\$0
11	Lester Drive/7375 South: End of Existing to South Bench Drive	\$2,310,000	\$0	\$560,000	\$1,760,000
12	7500 South: South Bench Drive to 1375 East	\$1,390,000	\$0	\$1,390,000	\$0
13	Roadway Connections: 7600 South & 1650 East	\$230,000	\$0	\$230,000	\$0
14	1900 East Extension: Deer Run Drive to South Bench Drive	\$1,220,000	\$0	\$0	\$1,220,000
15	7800 South Connection: End of Existing to 2450 East	\$1,040,000	\$0	\$0	\$1,040,000
16	Old Maple Road: End of Existing to South Weber Drive	\$1,860,000	\$0	\$560,000	\$1,310,000
17	New Traffic Signal: 7800 South & South Weber Drive	\$260,000	\$260,000	\$0	\$0
18	New Traffic Signal: 1900 East & South Weber Drive	\$260,000	\$260,000	\$0	\$0
19	New Traffic Signal: South Bench Drive & South Weber Drive	\$260,000	\$260,000	\$0	\$0
Total		\$32,570,000	\$8,850,000	\$15,760,000	\$8,030,000

Kevin discussed the impact fee facilities plan breakdown. He said the next step is a 10-year Impact Fee Facilities Plan (IFFP) Analysis, prepare IFFP document and provide to Zions Public Finance, assist Zions Public Finance to complete Impact Fee Analysis (IFA), and adopt IFFP & IFA documents. Brandon Jones stated a lot of these projects are development driven. Kevin discussed the 15% contingency estimate on projects cost. Council Member Winsor said typically the contingency percent should be a lot higher. He said the cost estimate is accurate for today, but not for six years.

Council Member Taylor moved to approve Resolution 18-38: Adoption of Transportation Capital Facilities Plan CFP). Council Member Petty seconded the motion. Further discussion took place. Council Member Winsor said this is based upon a level of service grade C. He wanted everyone to understand that. **Mayor Sjoblom called for the vote. Council Members Halverson, Petty, Taylor, and Winsor voted yes. The motion carried.**

South Weber Model Railroad Club Presentation:

Mayor Sjoblom stated in response to a request from the South Weber Model Railroad Club (SWMRRC) dated April 20, 2018, the Parks Committee met with John Grubb, President of the SWMRRC, on May 22. The SWMRRC is requesting to complete a section of “out of phase” track by constructing a 160 foot diameter loop on the west side of Canyon Meadows Park by building onto an existing spur.

Mayor Sjoblom stated during the Parks Committee meeting with the SWMRRC, it was discussed that all maintenance of the interior of the loop and outside of the loop to 5 feet from the track would be completed by the SWMRRC.

Mayor Sjoblom stated it was also discussed that in exchange for permission to complete this out of phase section of track, the SWMRRC would have to construct a covered passenger loading platform (small 2- bench bowery) and lay concrete between the sidewalk and track 40-60 feet to the west to provide a safer walking area for passenger loading/unloading. This would have to be constructed prior to the track extension and be submitted through the proper building process.

She stated the Parks Committee is now bringing this forward to the full Council for consideration. Council Member Petty said when this was discussed with the Train Club, it was her understanding the proposal was for a 75 feet diameter loop. She would recommend approval as long as the club maintains the track and a perimeter of 5 feet. Council Member Halverson said the city is not paying anything for the extension of track or maintenance. Council Member Winsor said it is important to understand that the track is on city property and he questioned

John Grubb, 6966 S. 475 E., stated the South Weber Model Railroad Club was organized on 18 February 2009, at the request of Mayor Brent Petersen, and the South Weber City Council. A group of less than ten individuals registered with the State of Utah “as the South Weber Model Railroad Club”, a nonprofit corporation. On 30 June 2014 the club became a 501(c) (3) charitable organization with the IRS, (retroactive 2009).

Mr. Grubb stated the City Council approved a budget of \$36,000 for the construction of the first loop of 3,600 feet of track. Club members assembled all the track panels, fabricated the bridges; hand laid and ballasted the track. Since that date the Club has added an additional 1400 feet of track, and investment of over \$9,500 in rail, ties, and ballast. Additional donations of over \$23,000 have allowed the Club to purchase an engine house for train storage, tools, one small Club engine (\$5,000 value) and 11 public passenger cars. He said no financial assistance has been received from the City since their initial investment.

The Club was advised in 2009 that this park would have a railroad theme. The first concept drawings for the entire 18 acre park included 2 miles of track. The Club was asked to provide the designers with photos of typical railroad stations for the park restrooms. This type of public railroad park exists all over the United States within both City and County properties, all supported by donations.

Mr. Grubb stated we are extremely grateful to the City of South Weber for this opportunity to provide a railroad experience to the citizens of South Weber and surrounding communities. Our average monthly ridership is in excess of 900 riders. The Club has provided an annual Halloween Fright Train for the past 4 years, providing over 1,900 rides and treats at the event. The Club has provided train rides for special community groups, birthday parties, and free rides for special fund raising events.

Mr. Grubb explained that this is a family event for the young and old. The Club provided a recent experiences for the Northern Utah Autism Program, children and family members were able to ride the train together, a wonderful experience for all participants. Boy Scouts have worked on merit badge projects, from track maintenance, to building and installing track sections. The Club believes this is a destination within the City of South Weber for everyone on the Wasatch Front to enjoy.

John said there are several cities all over that have these types of trains. He has corporations who have and who wish to donate funds to this train.

David Larson, City Manager’s memo of 10 July 2018 is as follows: