

# **SOUTH WEBER CITY COUNCIL MEETING**

**DATE OF MEETING:** 22 January 2008

**TIME COMMENCED:** 6:06 p.m.

**PLEDGE OF ALLEGIANCE:** Councilmember Woodbury

**PRAYER:** Councilmember Thomas

**PRESENT: COUNCILMEMBERS:** Scott Peterson  
Michael Poff (Mayor Pro Tem)  
Farrell Poll  
David Thomas  
Scott Woodbury

**CITY MANAGER:** Matt Dixon  
**CITY RECORDER:** Erika Ahlstrom

**EXCUSED: MAYOR:** Joseph Gertge

**Transcriber:** Minutes transcribed by Michelle Clark

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**A public work/discussion meeting was held at 5:00 p.m. to discuss and review agenda items.**

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Councilmember Poff, Mayor Pro Tem, excused Mayor Gertge from tonight's meeting.

**VISITORS:** Ruth Malan, Joe Dougherty, Rory Ukena, Jenny Kapp, Chris Kapp, Samantha Jones, Larissa Reynolds, Josh Parker, Steve Perry, Jessica Perry, Hailee McCavley, Jordan Gallegos, Taylor Harper, Kortnee Dearden, Haley Howard, Devin Lowry, Christian Farr, Ryan Tholen, John Grubb, Scott Petersen, Tim Grubb, Michael Clark, Jan Ukena, Bruce Browning, Abbey Browning, McKenzie Bybee, Claudette Halverson, Cammy Hart, Stan Cook, Marty & Laurie Gale, Sam Stanger, Kayvon Namazi, and Vicki Christensen.

**RESOLUTION 08-03: APPOINTMENT OF COUNCILMEMBER MICHAEL POFF AS MAYOR PRO TEM:** This resolution appoints Councilmember Poff to serve as Mayor Pro Tem for a period two years (2008-2010).

**Councilmember Peterson moved to approve Resolution 08-03. Councilmember Poll seconded the motion. Erika Ahlstrom, City Recorder, called for the vote. Councilmembers Peterson, Poff, Poll, Thomas, and Woodbury voted yes. The motion carried.**

**APPROVAL OF THE AGENDA:** Councilmember Woodbury moved to approve tonight's agenda as amended with deletion of the 6:05 p.m. agenda item (Senator Jon Greiner and Representative Brad Dee). Councilmember Poll seconded the motion. Councilmembers Peterson, Poff, Poll, Thomas, and Woodbury voted yes. The motion carried.

**APPROVAL OF 08 JANUARY 2008 MINUTES:** Councilmember Peterson moved to approve the minutes of 08 January 2008 as written. Councilmember Woodbury seconded the motion. Councilmembers Peterson, Poff, Poll, Thomas and Woodbury voted yes. The motion carried.

**DECLARATION OF CONFLICT OF INTEREST:** There was none.

**STRATEGY 5 ECONOMIC DEVELOPMENT UPDATE – Ernie Bleinberger:**

Ernie Bleinberger and Taylor Yewell, from Strategy 5, approached the City Council. Mr. Bleinberger stated since the last public workshop two additional technical memoranda have been produced by the Strategy 5 team. They are as follows: Technical Memorandum #6 (Utilization of Staker- Parsons and Geneva gravel pits) which was prepared by Parsons Brinckerhoff and Dr. Ray Cheng; and Technical Memorandum #7 (Retail Market Analysis).

The analysis conducted by Parsons Brinckerhoff focused on aquifer issues and opportunities that have been under study by State and local water resource agencies for many years. In the context of the Economic Development Strategy, PB's analysis also evaluated the basic feasibility of transforming the gravel pits into reservoirs, recreational lakes, and/or other water amenities.

In addition to on-site evaluations and a review of the "Utah State Water Plan" (prepared by the State of Utah Natural Resources Division of Water Resources in 2005), the team met personally with stakeholders from the Utah Division of Water Resources and Water Rights, Utah Geological Survey, Weber Basin Water Conservancy District, Weber State University, and South Weber City. Following are some of the essential observations, findings and recommendations:

- Groundwater levels in the Weber Delta sub-district have declined 100 feet in the past 50 years.
- The aquifer which serves South Weber and several nearby and downstream cities is in danger of salt water incursion from the Great Salt lake which would do irreversible harm to the fresh water system.
- Application of Aquifer Storage and Recharge (ASR) technology could reduce or reverse declining groundwater levels.
- The gravel pits have been determined "geologically ideal" for ASR and could accommodate a large-scale ground water recharging program.
- In addition to ASR application, the gravel pits could be used for detention/retention storage to capitalize upon peak Weber River discharge period from April until July.
- The Geneva Pit is best suited for ASR (recharging basin) applications, while the Staker-Parsons Pit is best suited for pre-treatment and storage.
- "Both pits may also be combined with recreational, educational and outdoor sport facilities, wildlife sanctuaries, fishing ponds, bike paths, and commercial development around the pits to enhance and enrich South Weber City and nearby communities"
- A detailed feasibility study regarding the utilization of the Parsons and Geneva pits should be performed to address issues including the following:
  1. Flow patterns of the Weber River
  2. Seepage control and slope stability
  3. Current and future water demand estimations
  4. Water right issues and opportunities
  5. Permit requirements for ASR application
  6. Cost/Benefit analysis
  7. Available funding sources
  8. Environmental and wildlife impacts

The Tech Memo concludes with a recommendation that a Joint Action Water Commission be formed for the acquisition and development of the pits, and implementation of conjunctive management of the Weber River and aquifer water uses.

In the context of the South Weber Economic Development Strategy, the findings of PB's evaluation are highly significant. The economic implications of transforming the gravel pits are far reaching. As the Economic Development Strategy is finalized, these implications will be fully explored.

Taylor Yewell, of Strategy 5, discussed Technical Memorandum #7 – Retail Market Analysis. He said, to date, Strategy 5 has completed several important elements of the overall market analysis associated with formulating the Economic Development Strategy. These have included a Demographic Analysis, Tourism Analysis, Outdoor Retailing Analysis, and Hotel Analysis. The findings of these incremental steps in the study process have been assimilated into the Conceptual Development Plan, and will become integral to the overall Strategy.

The analysis took into account all existing retail stores, as well as the planned introduction of several new neighborhood and community centers, including Layton Point, Clearfield (2) and Roy.

Mr. Yewell stated the analysis conservatively concluded that the opportunity gaps signified demand for at least 400,000 square feet of new retail space can be supported in South Weber if development initiatives are proactively pursued. This projection is based on gap expenditure potential levels and an average retail sales per square foot of \$200 which is very healthy.

It is likely that this space will take the form of at least one Neighborhood Center (30,000 and 150,000 square feet), possibly a Community Center (100,000 to 350,000 square feet) and other infill and specialty retail stores (possibly outdoor-recreation focused), restaurants, gas station/convenience stores, etc. accounting for another 60,000 to 120,000 square feet.

The amount of supportable new retail space estimated in this analysis coincides with the amount of space South Weber can physically accommodate, as depicted in the Conceptual Development Plan drawings previously submitted to the client group.

Mr. Bleinberger reviewed the design plan drawings for the economic development. Those areas included the corner of 475 East and 6650 South. A facility such as an equestrian hotel is being looked at. Strategy 5 has also been looking at some sort of icon or gateway to the city using the wind in the city. They are also looking at the architectural character of the economic areas that would be in keeping with the city and compatible with the community. Mr. Bleinberger said all of this information is located on the city's website. The City Council thanked them for their attendance.

#### **QUARTERLY REPORT: YOUTH CITY COUNCIL:**

The Youth City Council approached the City Council. Samantha Jones, Youth Council Mayor, and Josh Parker, Mayor Pro Tem presented the quarterly report. The Youth Council was recently involved in the Halloween Food for Friends. They also held a carnival with all supplies being donated. Josh Parker said they held a Christmas light contest. The Youth Council will be working with The Rotary Club acquiring books for 1<sup>st</sup> grade classes. The Youth Council will need \$2,000 to participate. Fundraisers will be held. The Youth Council will be attending Utah State University Leadership Conference. Easter Egg Hunt will be held the end of March.

Councilmember Poff thanked the Youth Council for their service and stated how much he enjoys being their advisor.

**QUARTERLY REPORT: DAVIS COUNTY SHERIFF DEPT – Detective Jon West:**

Detective Jon West, of the Davis County Sheriff’s Department, presented the quarterly report to the City Council. He said he talked to Matt about the number of citations. Detective West said R. Buhler issued numerous citations. He has since been moved to the court. Councilmember Thomas asked about the rape reported on December 3, 2007. Detective West said he is involved with the sex crimes in the city. This particular case was unfounded.

Detective West stated this quarter included 339 calls to service and 141 citations.

**QUARTERLY REPORT: RECREATION DEPT – Recreation Director Edd Bridge:**

Edd Bridge, Recreation Director, presented the quarterly recreation report to the City Council. Edd reviewed the revenue comparison between 2006 and 2007. Aerobics and boot camp will be coming up in February. Participation in the recreation programs is up. 2007-2008 enhancements include: NBA/Skills Challenge, Fun Shot, Jr. High Tournament, Cheer Class, and Volleyball & Intramurals. 1<sup>st</sup> Quarter includes: soccer, baseball, softball, and daddy/daughter dance.

Councilmember Thomas suggested having adult dances for 18 years and older. The City Council thanked Edd for his report.

**AWARD PRESENTATION SOUTH WEBER GIRLS JR. JAZZ (Jr. High Age Group):**

Edd Bridge stated this was a very competitive league. Mike Poll and Bruce Browning coached this team. Team member: Abigail Browning, Natalie Youngberg, Amberly Schaub, Tena Fitzgerald, Kelsey Stokes, Lauren Ozdowski, Angela Poll, Nannah Cornaby, Larissa Reynolds, Audrey Halverson, McKenzie Bybee, and Elizabeth Perry.

**Councilmember Poll moved to open the public hearing for Resolution 08-04. Councilmember Woodbury seconded the motion. Councilmembers Peterson, Poff, Poll, Thomas, and Woodbury voted yes. The motion carried.**

\*\*\*\*\* PUBLIC HEARING \*\*\*\*\*

**RESOLUTION 08-04: FINAL PLAT STAN COOK SUBDIVISION PHASE 2 AMENDMENT (add 1 lot) 725 E. & Old Post Office Rd; Stan Cook:** Councilmember Poff, Mayor Pro Tem, asked if there was any public comment. There was none.

**Councilmember Woodbury moved to close the public hearing for Resolution 08-04. Councilmember Peterson seconded the motion. Councilmembers Peterson, Poff, Poll, Thomas, and Woodbury voted yes. The motion carried.**

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

Matt Dixon, City Manager, explained that this is a simple subdivision in which one lot was added. The Planning Commission approved this item on December 13, 2007. The developer has met all requirements of the Planning Commission. Councilmember Thomas asked if sprinklers will be required on lot 7. Matt said depending on the size of home built (it has to correlate with the fire flow). The Fire Chief will review this at the time of the building permit process. Matt said the developer is aware of this.

Councilmember Thomas moved to approve Resolution 08-04 with the following conditions:

1. As recommended by the City Engineer in letter dated 29, December 2007, the following will need to be addressed when the owner of Lot 7 requests a building permit:
  - a. Both the sewer and water laterals shall connect to their respective main lines in South Weber Drive.
  - b. A permit to cut the road and install the water and sewer services shall be obtained by the contractor from UDOT, and UDOT's backfill and patching requirements must be met and proper notification given.
  - c. The owner of Lot 7 must obtain sufficient secondary water and comply with all the requirements of the secondary water provider in this area.
  - d. The driveway for Lot 7 shall come off of the adjacent private lane and not off of South Weber Drive.
  - e. The size of the future home to be built on Lot 7 shall be compared to the available fire flows in the area in order to establish whether or not fire sprinklers will be required, as determined by the Fire Chief.
2. The Developer shall submit the plat to the City within 120 days from the date of approval, along with a check for recording the fees [Ord. 11-2-2(C)]. Plats not recorded within 120 days of final approval by the City Council shall be null and void and must be resubmitted to the City Council;
3. The Developer shall submit electronic copies (both dwg and pdf formats) of the plat following final approval. Electronic data should be compatible with AutoCAD 2008 or earlier.
4. The Developer shall not commence constructing permanent improvements until finalized construction drawings have been approved by the City. [Ord. 11-4-2(D)].

Councilmember Woodbury seconded the motion. Erika Ahlstrom called for the vote. Councilmembers Peterson, Poff, Poll, Thomas and Woodbury voted yes. The motion carried.

Councilmember Poll moved to open the public hearing for Resolution 08-05. Councilmember Peterson seconded the motion. Councilmembers Peterson, Poff, Poll, Thomas, and Woodbury voted yes. The motion carried.

\*\*\*\*\* PUBLIC HEARING \*\*\*\*\*

**RESOLUTION 08-05: FINAL PLAT HAYBALL 2 SUBDIVISION (2 LOTS), 7980 S. 2800 E.;** Chris Hayball: Councilmember Poff, Mayor Pro Temp, asked if there was any public comment. There was none.

Councilmember Thomas moved to close the public hearing for Resolution 08-05. Councilmember Peterson seconded the motion. Councilmembers Peterson, Poff, Poll, Thomas, and Woodbury voted yes. The motion carried.

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

Matt Dixon, City Manager, explained the Planning Commission reviewed and approved this subdivision on December 13, 2007. Matt reviewed the conditions. Matt said the fire flow came in at 843 gpm. Matt said item #4 discusses the fire flow issue.

Scott Petersen explained item #2 concerning secondary water approval. Mr. Petersen said Mr. Hayball has been in communication with Weber Basin concerning the secondary water approval. Mr. Hayball was told this morning that Weber Basin does not own the line on Lincoln Lane; however, everybody tied into the private line pays Weber Basin. Mr. Petersen said he talked to Erika and Mark Larsen. Mark told him to contact those living in the area. Mr. Hayball said he talked to Bill Petty and Doug Smith (neighbors to Mr. Hayball) concerning the private secondary water line. They told him that if the line needs maintenance, those living along there are responsible for repairs. Matt suggested all the property owners get together. Mr. Hayball said Mr. Smith has done the same thing that he is doing in that he subdivided his property.

**Doug Smith, 7626 S. 2800 E.,** said there is a main valve that everyone has tapped into. The line was installed approximately 1974 or 1975. Mr. Smith said eight property owners have since connected to the line. Mr. Smith said they installed the line because Weber Basin said they wouldn't.

Mr. Petersen said he will get a letter from Weber Basin.

**Councilmember Thomas moved to approve Resolution 08-05 subject to the following conditions:**

- 1. The boundary descriptions for both Lots 1 and 2 needs to be corrected and the labels on the drawing need to match the descriptions as deemed sufficient by the City Engineer.**
- 2. The location call-out underneath the subdivision title needs to change from T.4N to T.5N and the date should read January 2008.**
- 3. Prior to Lot 1 being issued a building permit:**
  - a. Submit a letter from Weber Basin Water verifying that secondary water is provided to the property.**
  - b. A site plan must be included that shows water, sewer, and secondary water service connection.**
- 4. According to the letter from Fire Chief Graydon, dated January 8, 2008, an automatic fire sprinkler system will be required and must be reviewed and approved by the Fire Chief.**
- 5. Developer shall submit the plat to the City within 120 days from the date of approval, along with a check for recording fees [Ord.11-2-2(C)]. Plats not recorded within 120 days of final approval by the City Council shall be null and void and must be resubmitted to the City Council.**
- 6. The Developer shall submit electronic copies (both dwg and pdf formats) of the plat following final approval. Electronic data should be compatible with AutoCAD2008 or earlier.**
- 7. The Developer shall not commence constructing permanent improvements until finalized construction drawings have been approved by the City. [Ord. 11-4-2(D)].**

**Councilmember Poll seconded the motion. Erika Ahlstrom, City Recorder, called for the vote. Councilmembers Peterson, Poff, Poll, Thomas and Woodbury voted yes. The motion carried.**

**Councilmember Poll moved to open the public hearing for Resolution 08-06. Councilmember Woodbury seconded the motion. Councilmembers Peterson, Poff, Poll, Thomas, and Woodbury voted yes. The motion carried.**

**\* \* \* \* \* PUBLIC HEARING \* \* \* \* \***

**RESOLUTION 08-06: FINAL PLAT UKENA FARM ESTATES SUBDIVISION (2 lots), 1716 E. 7650 S.; Rory Ukena:** Councilmember Poff, Mayor Pro Temp, asked if there was any public comment. There was none.

**Councilmember Woodbury moved to close the public hearing for Resolution 08-06. Councilmember Poll seconded the motion. Councilmembers Peterson, Poff, Poll, Thomas, and Woodbury voted yes. The motion carried.**

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

Matt Dixon, City Manager, explained that the Planning Commission approved this subdivision on December 13, 2007.

Rory Ukena, 7948 S. 2100 E., said that more than ten years ago the city installed a 6” water line across Art Ukena’s property. At that time, Mr. Ukena told the city he didn’t care where they put it but if there is going to be a road, it should go in the road. Now the line needs to be upsized to an 8” water line and Rory Ukena, Art Ukena, and the city will participate in the cost share agreement. Councilmember Thomas said there needs to be a cost share agreement put on the city council agenda.

Rory discussed the old white house or shed that is being used for storage. He asked if the shed can be removed before occupancy is granted given the amount of snow. Rory said the shed sits on lot 1 and the home will be built on lot 2. Matt said he doesn’t have a real strong opinion either way.

Rory discussed the Board of Adjustment meeting in which the Ukenas made application for a setback variance of 17 feet. At the Board of Adjustment meeting, he was asked by the board why it was him requesting the variance and not the city. Rory asked the City Council if they can work something out on the \$200 fee that he had to pay.

Matt asked if Rory’s engineer has provided a cost estimate for moving the water line. Rory said he will get that information. Matt will meet with Rory.

**Councilmember Thomas moved to approve Resolution 08-06 with the following conditions:**

- 1. The Boundary Line Agreement shall be properly referenced on the plat and verified by the City Engineer.**

2. Lot number 3 (referencing temporary turnaround) to the right of Vicinity Map shall be eliminated; notes number 1 through 3 (referencing temporary turnaround) above Vicinity Map shall be renumbered 3 through 5 and incorporated with notes to right of Vicinity Map.
3. The Developer's engineer shall meet with City Engineer for approval of all red line changes to improvement plans.
4. Prior to issuance of building permit, size of homes to be built shall be compared to available fire flows in the area in order to establish whether fire sprinklers will be required, to be determined by Fire Chief.
5. Written approval of temporary turnaround shall be received from Fire Chief prior to recording.
6. A certificate of occupancy shall not be granted until the shed on lot 1 is removed.
7. Within ten (10) days of approval, the Developer shall submit to the City one-half of its share of the cost of construction of the 1900 East/Memorial Park detention basin as specified in the Detention Basin Cost Share Agreement entered into between South Weber City, S&S Foundation, Michael and Beverly Clark Trust, Canyon View Ranches, and Ukena Farm Estates (approved 14 August 2007; Resolution 07-31).
8. The Developer shall submit the plat, escrow agreement and developers agreement to the City within 120 days from the date of approval, along with a check for recording fees [Ord. 11-2-2(C)]. Plats not recorded within 120 days of final approval by the City Council shall be null and void and must be resubmitted to the City Council.
9. The Developer shall submit electronic copies (both dwg and pdf formats) of the plat and construction drawings following final approval. Electronic data should be compatible with AutoCAD2008 or earlier.
10. Prior to construction, the Developer and construction contractor must hold a preconstruction conference with the City Engineer and City staff to review construction requirements;
11. Prior to the preconstruction meeting, two sets of mylar drawings must be submitted to the City Engineer to serve as official construction drawings.
12. The Developer shall not commence constructing permanent improvements until finalized construction drawings have been approved by the City. [Ord. 11-4-2(D)].

Councilmember Woodbury seconded the motion. Erika Ahlstrom, City Recorder, called for the vote. Councilmembers Peterson, Poff, Poll, Thomas and Woodbury voted yes. The motion carried.

Councilmember Thomas directed city staff to work on the cost share agreement for the water line.

#### **REVIEW OF MEMORIAL DETENTION BASIN COST SHARE AGREEMENT**

**(Reference: Resolution 07-31; Approve 14 August 2007):** Matt Dixon, City Manager, explained that since the last discussion the council directed staff to consult with the city attorney. Matt said he met with Whitaker Construction Co. The city received a letter from them on January 7, 2008. Whitaker Construction Co. states in their letter that after reviewing the plans, it is their opinion that the storm drain piping and appurtenances and the landscaping costs would not change. Matt recommended the city hold to the agreement as written.

**Sam Stanger, 1375 E. 7240 S.**, stated the letter from the contractor proves the point that he and the other developers are trying to prove. Mr. Stanger appreciates the city council for their time and effort in this. Mr. Stanger said he doesn't agree with Matt. He urged the council to look at what is fair and just.

**Mike Clark, 1626 E. 7600 S.**, said he didn't watch the public notice; therefore, he was caught off guard by this meeting. He doesn't feel by him paying 80% of that pond is fair. He asked the City Council to table this until they are a little bit more prepared. Mr. Stanger said he didn't know this was on tonight's agenda until he read it in the newspaper. Mr. Clark said he didn't see it on the web-site either.

Councilmember Thomas asked about the original agreement. He said originally it was 2.7 acre feet and then the city decided to upgrade the size to 7 acre feet. Matt said all parties are paying a proportion of the 2.7 acre feet.

Councilmember Poll said a couple of times he has asked for cost figures from the three parties involved because he needs to see something in writing. Councilmember Poll then requested that Mike Clark, Sam Stanger, and Rory Ukena submit cost figures of what they think is right and fair.

**Councilmember Woodbury moved to table this item until the City Council meeting on February 26, 2008. Councilmember Thomas seconded the motion. Councilmembers Peterson, Poff, Poll, Thomas, and Woodbury voted yes. The motion carried.**

Matt apologized for not sending an agenda to the three parties. Matt said he would hope they will have some cost figures at the next meeting as to how they think it should be divided.

**WARRANT REGISTER:** Councilmember Thomas asked about the Davis County Chamber of Commerce and if the city is receiving any benefit from this. Councilmember Poll said it is up to us to take the time to use what they have to offer. Councilmember Thomas said part of our economic development can be to pull in the chamber's resources.

**Councilmember Thomas moved to approve the warrant register. Councilmember Peterson seconded the motion. Councilmembers Peterson, Poff, Poll, Thomas, and Woodbury voted yes. The motion carried.**

#### **NON-SCHEDULE DELEGATION:**

**Kayvon Namazi**, explained that he would like to do an Eagle Scout project to install a bus stop shelter on the corner of 1900 East by Memorial Park. Councilmember Poll suggested it look more like a UTA bus stop and adds to the look of the park. Councilmember Thomas suggested looking at another site where a wood bus stop could be located. The council suggested getting with the school district and see where the bus stops are and survey the city.

**Snow Removal on 1550 East – Mike Clark:** He suggested the city look at snow removal along 1550 East in front of the townhomes.

**John Grubb 6665 S. 475 E.:** He commented about Strategy 5 spending a lot of money to draw pictures. He also asked about the proposed right-of-way along 475 East that has been staked. Matt explained that surveyors have been out putting together plans to improve 475 East. Mr. Grubb said he is in favor of what has been proposed. He said snow removal on that corner needs to be salted.

**Jenny Kap, 1852 Shay Lane:** asked how to get something on the agenda. Erika Ahlstrom said to contact her.

#### **CITY COUNCIL ITEMS:**

##### **Councilmember Poff:**

**City Cemetery:** Matt is working on cost figures and putting it into the analysis.

##### **Councilmember Poll:**

**Street Light Location:** Councilmember Poll asked about the street light on 2310 E. 7975 S. On the city web-site it states 7925 S. The map should read 7975 S.

**Snow Removal:** Councilmember Poll said he wanted to make sure the city staff is following up after snow is removed. Matt said they do drive around the city after the plows go through.

##### **Councilmember Thomas:**

**Justice Court Judges possibly becoming State employees:** Councilmember Thomas suggested sending letters to the legislators opposing this. Matt has drafted a letter for the city council and mayor's signature. Councilmember Thomas said the Utah League of Cities and Towns is concerned about this issue.

**Bill at legislature requiring cities and counties to map out public and private utilities:** This would be a tremendous expense for local governments.

##### **Councilmember Woodbury:**

**Snow Removal:** He was impressed with the city's response to the snow removal concerns. He complimented Matt and the city staff.

#### **CITY MANAGER ITEMS:**

**Community Survey:** Working on getting a demographic survey of the community that can be used to directly solicit responses for other surveys.

**Applications for City Treasurer:** The city is accepting resumes for a new City Treasurer.

**ADJOURN:** Councilmember Woodbury moved to adjourn the meeting at 8:42 p.m. Councilmember Poll seconded the motion. Councilmembers Peterson, Poff, Poll, Thomas, and Woodbury voted yes. The motion carried.

**APPROVED:** \_\_\_\_\_ **Date** 12 Feb 2008  
**Mayor: Joseph E. Gertge**

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**Transcriber: Michelle Clark**

**Attest:** \_\_\_\_\_  
**City Recorder: Erika J. Ahlstrom**

**JANUARY 22, 2008**  
**WORK/DISCUSSION MEETING PRIOR TO CITY COUNCIL**

The work session commenced at 5:00 p.m.

Those in attendance to the work session were: Councilmembers Scott Peterson, Michael Poff, Farrell Poll (5:08 pm), David Thomas (5:10 pm), Scott Woodbury, City Manager Matt Dixon, City Recorder Erika Ahlstrom.

**A motion was made by Councilmember Peterson at 5:02 p.m. to enter into a closed executive session in accordance UCA 52-4-205 to pending or reasonably imminent litigation. The motion was seconded by Councilmember Woodbury. Councilmembers Peterson, Poff, and Woodbury voted yes. The motion carried.**

The public work meeting recommenced at 5:50 p.m.

Those in attendance to the work session were: Councilmembers Scott Peterson, Michael Poff, Farrell Poll, David Thomas, Scott Woodbury, City Manager Matt Dixon, City Recorder Erika Ahlstrom.

Visitors: Ernie Bleinberger, Taylor Yewell, Ruth Malan, Joe Dougherty, Rory Ukena.

Ernie Bleinberger reported on the two most recent tech memos from Strategy 5. Tech memo #6 is in regard to utilization of the gravel pits. An analysis by Parsons Brinkerhoff evaluated the feasibility of transforming the gravel pits into reservoirs or other water amenities. More importantly, the Weber Delta subdistricts groundwater levels have declined 100 feet in the past 50 years, which is jeopardizing the aquifer that supplies South Weber and nearby cities. The South Weber pits are ideal sites for ground water recharging program.

Taylor Yewell from Strategy 5 summarized information from tech memo #7 regarding retail market analysis: He indicated this is necessary in determine that commercial space is economically viable. The study is divided into three major categories: daily needs, general merchandise, and restaurants. The analysis found opportunities gaps, meaning there are areas that are underserved by a dollar amount. The conclusion is there is a demand for 400,000 sq feet of new retail space that can be supported in South Weber.

Ernie summarized that he and Strategy 5 feels positive about the city's economic development strategy.

Matt indicated that all tech memos are on the website under the economic development link. He will have the rendering put on there as well.

Matt informed the Council that Senator Greiner and Representative Dee won't be able to make it due to the State of the State address tonight.

Work meeting adjourned at 6:02 p.m. Minutes taken by Erika Ahlstrom, City Recorder.