

SOUTH WEBER CITY COUNCIL MEETING

DATE OF MEETING: 22 April 2008

TIME COMMENCED: 6:10 p.m.

PLEDGE OF ALLEGIANCE: Councilmember Woodbury

PRAYER: Councilmember Thomas

PRESENT: MAYOR Joseph Gertge

**COUNCILMEMBERS: Michael Poff
Farrell Poll
David Thomas (excused at 6:28 p.m.)
Scott Woodbury**

CITY MANAGER: Matt Dixon

CITY RECORDER: Erika Ahlstrom

EXCUSED: COUNCILMEMBER: Scott Peterson

Transcriber: Minutes transcribed by Michelle Clark

A public work/discussion meeting was held at 6:00 p.m. to discuss and review agenda items.

VISITORS: Rory Ukena, Cicily Ukena, Derek Tolman, Heather Workman, Samantha Jones, Ben Gowers, Cody Dayton, Bob Flinders, Stan Cook, Kevin Udy, Andrew Udy, Garrett Freestone, Gayle Harris, Jaras Cook, Val Peterson, Howard Fitzgerald, Karr West, Liesel Woodard, Haden Ondricek, James Ondricek, Buster Delmonte, Brent Petersen, Jan Petersen, Iris Peterson, Vicki Christensen, and Jan Ukena.

Mayor Gertge welcomed Troop #333 to tonight's meeting.

Mayor Gertge excused Councilmember Peterson from tonight's meeting.

APPROVAL OF THE AGENDA: Councilmember Poll moved to approve tonight's agenda as written. Councilmember Poff seconded the motion. Councilmembers Poff, Poll, Thomas, and Woodbury voted yes. The motion carried.

APPROVAL OF 08 APRIL 2008 COUNCIL MEETING MINUTES: Councilmember Woodbury moved to approve the minutes of 08 April 2008 as written. Councilmember Poff seconded the motion. Councilmembers Poff, Poll, Thomas, and Woodbury voted yes. The motion carried.

APPROVAL OF 15 APRIL 2008 WORK MEETING MINUTES: Councilmember Poff moved to approve the minutes of 15 April 2008 as written. Councilmember Poll seconded the motion. Councilmembers Poff, Poll, Thomas, and Woodbury voted yes. The motion carried.

DECLARATION OF CONFLICT OF INTEREST: None.

YEARS OF SERVICE RECOGNITION – Joel Workman, HAFB Restoration Advisory Board: Joel Workman approached the City Council. Mayor Gertge thanked Mr. Workman for representing South Weber City on the Hill Air Force Restoration Advisory Board since 1994. He has also served as co-chair for the RAB. He will continue as an alternate at this time. He was presented a plaque and gift certificate. Mayor Gertge recognized his family for their support.

QUARTERLY REPORT: YOUTH COUNCIL: Sam Jones, Youth Council Mayor and Hilary Meenderink approached the City Council. Sam recognized Derek Tolman, former Youth Council Mayor, who was in attendance.

Sam stated the Youth Council recently worked with Rotary Club in giving children at South Weber Elementary a free book about themselves. The Youth Council recently attended USU Leadership Conference. The Annual Easter Egg Hunt was held at Cherry Farms Park and was very successful.

Mayor Gertge stated his appreciation for the Youth Council as well as Councilmember Poff and his wife Amy who are the Youth Council advisors. Councilmember Poff stated when they attend USU Leadership Conference other advisors and Youth Councils are always impressed with South Weber City's Youth Council.

QUARTERLY REPORT: RECREATION DEPARTMENT – Recreation Director Edd Bridge: Edd Bridge, Recreation Director, presented the quarterly report for the Recreation Department. Revenues are the same as ending budget 2007. Three teams achieved 1st place in Jr. Jazz. Additional recreation opportunities include: mother son event, high school baseball.

Soccer is held in the Fall and Spring. Edd said there is a need to look at one fee for soccer which would include playing Fall and Spring for both seasons with uniforms. There is also an interest in Spring volleyball.

Family Activity Center revenues are up this year. 4th Quarter activities include: coach pitch, softball, baseball, summer fun, summer Jr. Jazz, movie in the park, concert in the park, participating on National Parks and Recreation Committee.

Councilmember Thomas was excused at 6:28 p.m.

Mayor Gertge and the City Council thanked Edd for his report and attendance.

QUARTERLY REPORT: DAVIS COUNTY SHERIFF DEPT – Detective Jon West: Detective Jon West asked to be excused from tonight’s meeting. This item will be scheduled for the next meeting.

QUARTERLY REPORT: FIRE DEPARTMENT – Fire Chief Tom Graydon: Fire Chief Tom Graydon presented the quarterly Fire Department report. He reviewed the run report which included a \$200 loss with a vehicle fire. Average response time was 9 minutes. Medicals continue to be the number one source of business. There were 39 responses. There are currently 20 firefighters. All the vehicles are in service. On 29 May 2008 three fire fighters will be testing. Chief Graydon will give the City Council a DVD to view.

Councilmember Poff moved to open the public hearing for Resolution 08-21. Councilmember Poll seconded the motion. Councilmembers Poff, Poll, and Woodbury voted yes. The motion carried.

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

FINAL PLAT SWEDIN ESTATES 2-LOT SUBDIVISION, 2204 E. 7400 S.: The Planning Commission reviewed the Swedin Estates 2-lot Subdivision located at 2204 E. 7400 S. at a public hearing on 27 March 2008. Matt Dixon, City Manager, tonight’s resolution does have several conditions that will need to be completed prior to the plat being recorded.

Mayor Gertge asked if there was any public comment.

Ben Gowers, owner of Lot #2, discussed the plat map and explained how the lots were designed.

Councilmember Poff moved to close the public hearing for Resolution 08-21. Councilmember Woodbury seconded the motion. Councilmembers Poff, Poll, and Woodbury voted yes. The motion carried.

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

Councilmember Poff moved to approve Resolution 08-21 subject to the following:

1. **The Vicinity Map shall be changed to show enough regional information so that the subdivision can be easily located.**
2. **The text for the note referencing the public utility easement (PUE) shall be changed to read: “Barn shall be allowed to remain within the limits of the Public Utility Easement and shall be removed by the property owner at any time the property owners desires or at such time that the City requests and determines use of the Public Utility Easement necessary. Removal of the barn shall be at the expense of the property owner.”**
3. **The Owner’s Dedication referencing “South Davis City” shall be changed to South Weber City.**

4. **Property liens and boundary descriptions shall be brought to accuracy. (There is one bearing along the West property line called out in the boundary description that does not match the bearing labeled on the drawing. Also, the Point of Beginning is not labeled.)**
5. **There must be an individual service for each utility for each lot.**
6. **Existing fire hydrant close to the East property line of Lot 2 shall be relocated if its current placement is not in the future parkstrip.**
7. **If the square footage (including unfinished basements and garages) of the future home to be built on Lot 2 is larger than 3,600 square feet, then the home must be built with a residential sprinkler system.**
8. **The proposed home to be built on Lot 2 must be checked for proper grading around the home to deter potential flooding (minimum 5% slope away from the home for a minimum distance of 10 feet).**
9. **The developer's engineer shall submit a detailed construction estimate covering the cost of all required improvements. This estimate, when approved, will form the basis to guarantee completion of the subdivision improvements. Prior to recording, the developer must complete a developer's agreement with the City and also complete the required escrow agreement.**
10. **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.**
11. **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.**
12. **Prior to construction, the Developer and construction contractor must hold a preconstruction conference with the City Engineer and City staff to review construction requirements.**
13. **Prior to the preconstruction meeting, two sets of mylar drawings must be submitted to the City Engineer to serve as official construction drawings.**
14. **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. Mayor Gertge called for the vote. Councilmembers Poff, Poll, and Woodbury voted yes. The motion carried.

RESOLUTION 08-22: FINAL PLAT UDY 4-LOT SUBDIVISION, 7460 S. 1900 E.:

Matt Dixon, City Manager, explained that the Planning Commission reviewed the Udy Subdivision located at 7460 S. 1900 E. at a public hearing on 25 October 2007. On 11 March 2008 a public hearing was held before the South Weber City Council and the City Council voted to remand the Udy Subdivision to the Planning Commission upon the request of Mr. Udy to consider the addition of one lot. On 27 March 2008 the Planning Commission reviewed the final plat of the Udy (4-lot) Subdivision and recommended approval of the subdivision upon completion of the following conditions:

1. Completion of the Fire Chief's letter dated 24 March 2008.
2. Completion of the City Engineer's letter dated 24 March 2008 with removal of item #8.
3. Identify a public utility easement around the entire perimeter of the subdivision. Identify a public utility easement between lots 2 and 3 along the lot line. Eliminate the public utility easement between lots 1 and 2.
4. Not recommend or require a gate to be installed on the east end of 7470 South within the public right-of-way to allow for unrestricted public safety access.

Mayor Gertge asked if anyone has something new to bring to the table.

Councilmember Poff said his issue is if there is going to be a possible gate there isn't a turn around. Kevin Udy said a gate will be installed on the Cedar Cove private property and it is within their right to gate it.

Councilmember Poff is concerned that there is nothing that would prohibit them from taking a gate out. Do we make a determination that this will be a through road. Mayor Gertge said the Planning Commission minutes and legal counsel recommend we proceed to voting.

Fire Chief Tom Graydon indicated that if the PUD decides to take gate down and put fence in he believes the city would have the right to take it down if it is a public safety issue. Matt said in such a case the city would file for a judge's opinion, and this is something that a judge would rule quickly on due to the public safety concern.

Mayor Gertge said in order for the city to move forward with the recommended action we would have to approve the subdivision.

Councilmember Woodbury moved to approve Resolution 08-22 subject to the following:

- 1. Completion of the conditions as recommended by the Planning Commission at the 27 March 2008 meeting. (see above)**
- 2. The developer's engineer shall submit a detailed construction estimate covering the cost of all required improvements. This estimate, when approved, will for the basis to guarantee completion of the subdivision improvements. Prior to recording, the developer must complete a developer's agreement with the City and also complete the required escrow agreement.**
- 3. 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.**
- 4. 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.**
- 5. Prior to construction, the Developer and construction contractor must hold a preconstruction conference with the City Engineer and City staff to review construction requirements.**

6. **Prior to the preconstruction meeting, two sets of mylar drawings must be submitted to the City Engineer to serve as official construction drawings.**
7. **The Developer shall not commence constructing permanent improvements until finalized construction drawings have been approved by the City. [Ord. 11-4-2(D)].**

Robert Flinders, 7486 S. 1900 E., explained that there is a survey marker that is 2' off, and he recognizes the fence line as the property line. Mayor Gertge said the two property owners will have to work that out.

James Durrant, President of Cedar Cove HOA, 7478 S. 1980 E., said he doesn't trust what is going on and sees that this is a step for the city to take legal action to gain public access.

Matt said the city has no reason to want the HOA street because they are a tremendous expense. He said the city does want the public safety access in order that responding agencies can get through. He said if they choose to put up a gate, that is their right to do so as long as the gate meets the requirements of fire code and public safety agencies can get access. Mr. Durrant asked if the city is willing to enter into an agreement with the PUD committing that as long as there is public safety access the city will recognize their private road, and the city won't legally try to push the road through as a public access. Matt said they are asking the to guarantee that their property remains private, but what if the gate is left open and some public comes through there. Matt said if they want to gate all of their private streets, they have the ability to do that because they are private streets. He explained they are recorded as private streets, and the city doesn't want to get into position to enter into anything more formal.

Mr. Durrant indicated that he and Mr. Udy have come to an agreement that a gate will be installed on the PUD property. Mr. Durrant would like to know that years down the road the city will not to take down gate and have access opened up. Matt said that at the same time the city would like a guarantee the PUD won't want the city to come in and take over their street. He reiterated that they are protected because the road is recorded as the PUD's private street. He explained the city is not asking for public access, just access for public safety purposes. Mr. Durrant expressed he still would like there to be an agreement.

Mayor Gertge said this Council can't make promises for future councils, and can't speak for future councils on the gate. They can't promise they won't say it's time to get rid of that gate.

Councilmember Poff asked about snow removal. Mr. Durrant said their snow removal company will be given a key to open the gate to remove the snow and will push the snow onto the PUD property. Mayor Gertge said the city is satisfied as long as public safety access is there, and snow removal can be reached. He said the city doesn't want to go to the added expense of taking care of the HOA's private streets. Councilmember Poll said the liability can go both ways because the HOA may be upset if there is a fire and the emergency response can't get there.

Matt explained that a previous recommendation by the City Council was to have a gate installed. However, after returning to the Planning Commission, the Planning Commission has recommended no gate be installed on the public right-of-way. Matt said the city will not require that a gate be installed or not installed.

Councilmember Poff asked if there is an ordinance requiring snow removal. The Fire Chief indicated fire code is specific about access roads. Councilmember Poff questioned whether three or four years from now will there be problems with snow removal and parked vehicles right there since there is no turn around.

Councilmember Poll seconded the motion. Mayor Gertge called for the vote. Councilmembers Poff, Poll, and Woodbury voted yes. The motion carried.

STRATEGY 5 ECONOMIC DEVELOPMENT STRATEGY FINAL REPORT – Ernie Bleinberger: Ernie Bleinberger approached the City Council and gave the final report for South Weber Economic Development Strategy. He said there was a multi-disciplinary team which included city staff. There was also public involvement.

Economic goals and objectives included: total city revenues = \$2 million, long term revenue goal = \$3 million, and 100 to 300 jobs. Mr. Bleinberger said the report included a market analysis. He said there are also opportunities for growing new markets. There are 15 possible sites which were identified on the map. Mr. Bleinberger identified the east gateway commercial areas with an architectural design on the map. He also identified commercial areas in the west end of the city with an architectural design. Mr. Bleinberger discussed supportable square footage and stated the city can support 450,000 to 705,000 square feet. He then discussed the gravel pit redevelopment. The working group includes: Weber Basin, Utah Division of Water Resources, Utah Division of Water Rights, South Weber City, Utah Geological Survey, Weber State University, Hill Air Force Base, PB World, and Strategy 5 LLC. He discussed the gravel pits being deemed an optimal location for aquifer storage.

Mr. Bleinberger said they have looked at the wind in the city. He said there is a possibility of a wind wall. He then discussed solar and alternative energy with LEEDs development. Mr. Bleinberger discussed the economic and fiscal impacts with the total fiscal revenues over 15 years to be approximately \$51 million; however, there are sales taxes and property taxes that would need to be distributed. We would recommend the implementation of the Implement Tax Increment Finance District (CDA, RDA, or EDA).

Mr. Bleinberger said local and other developers should utilize the South Weber Economic Development Strategy and information it contains.

Councilmember Poff asked where we go from here as a city and economic development since the contract with Strategy 5 is coming to an end. Mr. Bleinberger said you are far better off than a year ago because this was all done from scratch. This is information that developers need to know if they want to invest in your city. He said there is also a master plan as to where that development will go. There is a funding and finance plan that can be implemented. He said this is also about attracting commercial development. He feels this study will now be a guide to use in the future. Mr. Bleinberger said there has been a lot of community input as well.

Mayor Gertge said very soon the city needs to meet with Mr. Bleinberger and discuss what the future will bring.

Liesel Woodard, 1828 E. 7880 S., said there is “x” amount of potential land for commercial development but she is wondering if landowners are willing to sell their property to make this happen. Mayor Gertge said property owners have been contacted and discussion has taken place. Matt said just last week he sat down with a potential developer; however, we have a vision with how we want it to layout. Mr. Bleinberger estimated that 70% of the property owners have been contacted.

Vicki Christensen, 1411 E. 7425 S., asked who is in charge of taking the next steps. Mayor Gertge said in the last couple of months things have been happening. He said the city needs to sit down with Ernie and decide what to do to take it to the next step. Matt attends the DAC meetings. Mrs. Christensen suggested putting the architectural plans up at the Family Activity Center or billboards along the side of the road.

Buster Delmonte, 8271 S. 2600 E., asked how to keep the vision coherent and whether policies can be created. Mr. Bleinberger discussed creating an overlay district.

Mayor Gertge thanked Mr. Bleinberger. Matt said a year ago the city council agreed to spend the money to have this work done. Based on the contract, the city has received what we paid for. Matt said now we need to proceed with phase two.

CONSIDERATION OF ACCEPTANCE OF DONATION OF PETERSEN PROPERTY FOR CITY CEMETERY: Mayor Gertge said quite a bit of time has been spent on this idea. Matt Dixon, City Manager, said the Verlo & Iris Petersen family have approached the city with a donation of property for a possible city cemetery. He said the city has put together estimated costs for the city to maintain a cemetery. After the last meeting, it was decided we would look at an alternative access. Matt said the city engineer has come up with an access road that takes into account the topography with the steepest grade being 12%. He also provided the city cost estimates to construct that road.

Brandon Jones, City Engineer, said one issue was whether or not we could get access from South Weber Drive. He said we are on UDOT’s agenda for next Tuesday. Matt said there have been public hearings and public comments including a survey on the city’s web-site. There has been a significant amount of feedback.

Mayor Gertge asked Stan Cook if there is a possibility of access from Cook Lane. Stan said he can’t say because he doesn’t own the road, but there are a lot of issues with the road. Matt said the Cooks have provided input in the public hearing. Stan said right now Scott Cook and Barry Bigler would have green belt concerns. Matt said they also don’t want the traffic on that road. Stan said there is a gas line that runs through that property. He is also concerned as to if there has been a geotech study.

Councilmember Poff suggested looking at it philosophically. He feels a cemetery would provide the opportunity of having family members buried close to us, and it would create a sense of history for the city.

Councilmember Poll said ten years ago when he was on the city council, there was a possibility of a t-grant for a trail system and all they wanted was South Weber City’s support. The mayor at the time was against it, there was public clamor, and as result the council rescinded that vote and

we lost this great opportunity. Councilmember Poll said this is a beautiful location and a generous offer from the Petersen family. He identified a possible access from South Weber Drive that would be a shorter road.

Councilmember Woodbury said he thought about this a lot. He feels the city needs to have a sense of community that includes a cemetery. He said it will give a feeling of home and comfort. He feels the city can make this happen. He feels there is a moral obligation to the city.

Mayor Gertge said if there were a fiscal way to do it, he would consider this. Councilmember Poll asked the Petersen family if there is an option for a family cemetery. This would allow for time in which the city can get more revenue coming in.

Councilmember Poff feels that the city can move forward with this and allow the Petersen family to establish that section and move Verlo Petersen, and in the future the city can move further with it.

Matt said he wants to make sure that the City Council understands the impact of their decision. He said building a road is costly. He said we would then need to prioritize other projects. He asked if it is important enough to justify the cost.

Mayor Gertge said the other two Councilmembers are very interested in this item. Councilmember Woodbury said a meeting was held with Dallas Buckway concerning how to make this work economically. Matt cautioned going into something expecting donations and then it ends up costing the city. Matt said if this is the direction the Council wants to go then we will work to get this done. Councilmember Poll said we need to look at settling for less than the best.

Brent Petersen, member of the Petersen family, said they would like to move his father to the cemetery by August 2008. He said there is currently access to the property. He doesn't know if there would initially be any cost other than planting grass. He said the property has always been dry farmed.

Val Petersen, 2117 E. 8100 S., said he wants the council to know that their primary motivation is to do something good for the community that their family thinks is important. He said if the city doesn't want it they are not offended.

Councilmember Poll suggested giving the Petersen family a copy of the cost estimate. Councilmember Poff feels this is a good opportunity for the city.

Councilmember Poff moved to accept the donation of the Petersen property and draft a formal agreement. Councilmember Woodbury seconded.

Matt recommended the city council table this item until access is tied down. The City needs to discuss possible access with UDOT and we need to obtain some legal advice concerning the right-of-way. Councilmember Poff said he doesn't sense that anyone questioning the donation of the Canyon Meadows Park property from the Petersen family. Matt said there is a time line with this donation and there wasn't with the Canyon Meadows Park property or Wasatch Energy's

property. Matt is concerned we would not be able to make improvements, meet timelines, and complete our end of the commitment.

Councilmember Poll said any agreement would have to be contingent upon conditions that are acceptable to both parties. Such items as making sure we can acquire water, access to South Weber Drive, road can be build to engineering standards, can be done under a cost of a certain amount.

Councilmember Poff withdrew this motion.

Councilmember Poff moved that the city move forward with the drafting and acceptance of donation of the Petersen property. Councilmember Woodbury seconded the motion. Councilmembers Poff, Poll, and Woodbury voted yes. The motion carried.

If was clarified that any necessary conditions will be addressed in the agreement.

RESOLUTION 08-23: LICENSE BETWEEN SOUTH WEBER CITY AND THE US AIR FORCE FOR MONITORING WELLS: The United States Air Force has three monitoring wells on South Weber City's property and/or right-of-ways. The United States Air Force desires to renew their lease with South Weber City for another five years to continue the monitoring process.

Councilmember Poll moved to approve Resolution 08-23 License between South Weber City and the US Air Force for Monitoring Wells. Councilmember Poff seconded the motion. Mayor Gertge called for the vote. Councilmembers Poll, Poff, and Woodbury voted yes. The motion carried.

RESOLUTION 08-24: 7600 SOUTH WATER LINE COST SHARE AGREEMENT: Matt Dixon, City Manager, stated Rory Ukena owns property located at 1716 East 7600 South in South Weber City (Ukena Farm Estates). Part of the required subdivision improvements includes relocating the existing culinary water line that runs through the Ukena property and the City desires to have the water line relocated from its current location to the center of the newly approved road and increased in size from its current 6 inches to 8 inches. Mr. Ukena and the city have agreed to participate in payment for the water line work. On 22 January 2008 the City Council approved Mr. Ukena's subdivision and directed the staff to work with Mr. Ukena on drafting a cost share agreement. Mr. Ukena's contractor provided a bid for the water line work to the City and an agreement has been prepared and reviewed by both Mr. Ukena and South Weber City Council. The city agrees to pay a contractor one half of the total and actual cost for the installation of the water line, not to exceed \$6,035.00 which is one half of the bid amount of \$12,075.00.

Rory Ukena said the bid didn't include another shut off valve which he would like added into the agreement. He would also like to ask the city to participate in the cost share of engineering fees.

Councilmember Poff moved to approve Resolution 08-24 (7600 South Water Line Cost Share Agreement) with the amendment that the city will participate in one half of the cost of the potential requirement for a shut off valve. Councilmember Woodbury seconded the

motion. Mayor Gertge called for the vote. Councilmembers Poll, Poff, and Woodbury voted yes. The motion carried.

WARRANT REGISTER: Councilmember Poll moved to approve the warrant register. Councilmember Woodbury seconded the motion. Councilmembers Poff, Poll, and Woodbury voted yes. The motion carried.

NON-SCHEDULE DELEGATION: None

CITY COUNCIL ITEMS:

Councilmember Poff:

Intersection and Cemetery Frustrations: He apologized and hopes everyone is understanding of his opinions.

Davis County Health Department: Senior Dance will be held May 21, 2008 from 6:00 p.m. to 9:00 p.m.

Councilmember Woodbury:

City Web-site: He said they met yesterday and some new pages will be up and running very soon.

Veteran's Memorial Park Plaque: He was contacted by Annette Gardner and said she has \$500 in donations for a plaque. Councilmember Woodbury suggested asking for donations in the next city newsletter.

MAYOR'S ITEMS:

Grants: He suggested having Emily look into grants.

Eagle Scout Projects: Need a meeting with staff to discuss some ground rules concerning Eagle Scout projects. Councilmember Woodbury suggested receiving a report as to what the Eagle Scout is doing as his project.

Mother of the Year: The city has received one application. The nomination is due this Thursday.

CITY MANAGER ITEMS:

Closed Executive Session: Matt said he has information and suggested a closed executive session.

A motion was made by Councilmember Woodbury at 9:14 p.m. to enter into a closed executive session in accordance UCA 52-4-205 for a strategy session to discuss the purchase, exchange, or lease of real property. The motion was seconded by Councilmember Poll. Councilmembers Poff, Poll, Woodbury voted yes. The motion carried.

Closed Executive Session was held from 9:14 p.m. to 9:28 p.m.

Councilmember Poll moved to go into a public meeting. Councilmember Poff seconded the motion. Councilmembers Poff, Poll, and Woodbury voted yes. The motion carried.

The City Council discussed 475 East and 6650 South concerning a possible round about; however, no decision was made.

ADJOURN: Councilmember Woodbury moved to adjourn the public meeting at 9:35 p.m. Councilmember Poll seconded the motion. Councilmembers Poff, Poll, and Woodbury voted yes. The motion carried.

APPROVED: _____ **Date** 13 May 2008
Mayor Joseph Gertge

Transcriber: Michelle Clark

Attest: _____
City Recorder: Erika J. Ahlstrom

APRIL 22, 2008
WORK/DISCUSSION MEETING PRIOR TO CITY COUNCIL

The work session commenced at 5:30 p.m.

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

Visitors: Brandon Jones (City Engineer, Jones and Associates).

Mayor Gertge welcomed everyone to the work meeting.

Discuss 6650 South 475 East Intersection: Matt said that staff is looking for direction in order to continue forward with the 475 East project. This item was discussed at the last meeting. Brandon has done a cost estimate for each option to put into context how the options differ cost wise.

Brandon said the cost estimates he has provided indicate total cost, not shared cost with future development and utility companies. Brandon pointed out the major cost is paving 475 East because there are four utility lines and the whole road needs to be replaced curb to curb. Matt pointed out that if the City was just doing the road for the sake of just upsizing waterline we wouldn't have to do whole thing. Brandon said we need to get a geotech to take samples of road to get pavement recommendation on whether the road needs to be 12" road base with 4" asphalt (12/4) or 8" road base with 6" asphalt (8/6). Brandon used the 8/6 option for his cost estimate, which would be the higher cost of the two. He pointed out the road will need to be done for truck traffic, not just residential, with a 20 year life of road. Matt said the total cost is not the issue at this point, but we need to consider the cost difference between the three options for the intersection.

Councilmember Poff asked staff to check into the Canyon Meadows escrow for money set aside for when they cut across 475 East. Councilmember Poll is concerned about residents along 475 East not having to pay for their curb, gutter and sidewalk. Councilmember Poff said we are exchanging this for the right-of-way. Brandon stressed the importance of the fact that in order to get a consistent right-of-way we have to get everybody to sign.

Brandon said he believes options 2 (roundabout) or 3 (sweeping T) will be more likely to bring commercial in. He feels the sweeping T is the best option long-term, and it would work okay short term. Matt talked to the Stephens who didn't come right out and give a preference, but they do like the sweeping T. Matt is concerned about traffic backing up on 475 East with the sweeping T option.

It was discussed Nilson Homes will be putting in the improvements from their development's new road to the freeway entrance. The question was posed whether Weber Basin will pay for any improvements on their property.

Councilmember Poll feels a roundabout handles traffic in an organized way. Mayor Gertge indicated this option would require acquiring some land from an adjacent property owner. Councilmember Woodbury feels we are steering away from roundabout because we aren't used to them.

Matt discussed that South Weber Irrigation is anxious to know when the City is going to begin its project. Councilmember Poff reminded everyone we did say we were ready to proceed with our project when we entered into an agreement with the ditch company.

Councilmember Poll asked Brandon if others in his firm have been involved in designing these options. Brandon said they have. Brandon offered to take the three options and have traffic engineers at Horrocks look at them and provide an opinion. The Council directed Brandon to go ahead and do this.

Matt asked the Council if there is any one of the three options they don't want to consider. The only respondent to the question was Councilmember Woodbury, who does not want option 1 (4 way).

Work meeting adjourned at 6:08 p.m. Minutes transcribed by Erika Ahlstrom, City Recorder.