

SOUTH WEBER CITY COUNCIL WORK MEETING

DATE OF MEETING: 05 October 2010

TIME COMMENCED: 5:38 p.m.

PRESENT: MAYOR:

Jeff Monroe

COUNCILMEMBERS:

**Sara Lusk
Farrell Poll
Michael Poff
Scott Woodbury
Dave Thomas**

CITY RECORDER:

Erika Ahlstrom

Visitors: Brandon Jones, Matt Hartvigsen.

Capital Projects Status Report: Water Tank and Waterline Replacement – Brandon Jones and Matt Hartvigsen, Jones and Associates: Brandon provided an update on the water improvement projects.

Reservoir (Stapp Construction): Brandon displayed photos of the site prior to construction, as well as photos of work in progress. He reported a bypass valve has been installed so if the city needs to take the tank off line to clean or repair, the pump station can continue to run and provide service while we work on the tank. Brandon said the tank is 100 feet in diameter, and the walls will be 14 inches thick. When the tank is complete it will be backfilled with earth and look like a mound.

Access Road (Staker Parson): Brandon displayed photos from the top prior to the commencement of work. The road will be 30 feet at the surface. The road is not yet at final grade, and the photos that were shown reflect steeper than what the final grade will be. The contractor utilizes a water wagon to keep dust down and to help with compaction. Councilmember Poff asked if there is contamination testing being performed. Brandon said soil testing is being done, but not for contamination.

Brandon reported a Qwest fiber optic line had to be lowered, which resulted in a \$16,000 change order in addition to additional costs for Sorensen to do the excavation to lower them. He said we were able to excavate and gently lower the conduit, and they were able to stay in service. Per our agreement with Wasatch Integrated, we are putting culverts under the road for drainage.

Pump Station (Stapp): This will be located near the Maverick on Hwy 193. Leon Poulsen is providing the connection work, connecting to a 48 inch line. A certain welder had to be used per the request of Weber Basin Water.

Transmission Line Project (Randy Marriott Construction): Brandon reported as they have gone down South Weber Drive, the contractor has run into some issues, but they have done a good job “threading the needle” being successful in finding a place to put this 16” pipe. Staff is using the GPS to pinpoint the lines. Councilmember Poll asked if the contractor has found spots where it had been leaking. Brandon said they haven’t specifically mentioned any, but so far most of the work has been in South Weber Drive. They are now starting to go up the hill, and more leaks may be encountered in those areas. Councilmember Poff expressed concern about the protection of the workers, making note that the workers in the photos are now wearing hard hats and other protective gear. Brandon said this is the responsibility of the contractor, but as Ben Slater does inspections he would comment on those issues.

Brandon stated the patch work is done in accordance with UDOT requirements. The contractor has to warranty their work, so if any settling occurs they will be responsible to repair it.

Changes to Schedules A and B: Had to lower fiber optic line; realignment of pump line due to one property owner's refusal to grant an easement.

Brandon mentioned the city needs to finalize the easement agreement with one property owner. The agreement is currently caught up with attorneys and Weber Basin Water. The property owners have agreed in concept, but there are some details that are of concern.

Changes to Schedules C and D: Addition of fluoride treatment station inside pump station; we don't have the final cost, but this item should not be very costly. Also, we have had to extend the Church Street utilities due to the backwash from the fluoridating water softener going into the sewer. The city had escrowed funds for the Church Street frontage improvements. We are getting three bids, but the engineers estimate the work will cost around \$70,000. The city will get the escrowed funds back.

Changes to Transmission Line: The original alignment was planned for the north side, but it had to be moved to the middle; no cost increase. Also added was replacement of the meter assemblies (yokes, boxes) along South Weber Drive, yokes, boxes. Some connections didn't have proper back flow and check valves. Residents were notified to check their pressure regulators and expansion tanks; the city will send out another notification. Another change was Marriot needed a staging area at the city shops, which required some cleanup.

Schedule: Completion of projects will be effected by weather. Pipe work could be done by December 15. The access road slopes have to be revegetated, so they will probably have to come back in the spring to complete that. The estimated completion date for the reservoir and pump station is May 1. The transmission line replacement should be completed by December 31.

Brandon informed the Council that they have been diligent in reviewing the change orders, and they watch out for the city.

Amendments to General Plan and Annexation Policy Plan: Councilmember Poll asked Brandon if he made the sensitive lands map recommendation; Brandon reported that Jones put it together. Brandon said the map reflects any issues determined to be sensitive, and lands within that zone may need to follow guidelines of the sensitive lands ordinance. He said the issues include liquefaction, wetlands, and anything beyond typical subdivision process. The map provides for staff to have the ability to say there are areas of concern and decide, on a case by case basis, whether or not the developer needs a geotech or something to demonstrate if there are issues.

Brandon Jones and Matt Hartvigsen were excused from the meeting at this time.

The Council wanted to discuss questions they have about the General Plan and Annexation Policy Plan before having a joint work session with the Planning Commission.

The Projected Land Use map was discussed. Councilmember Poff said from a citizen and city standpoint, he doesn't want a bunch of warehouses (where the Planning Commission has recommended light industrial). Mayor Monroe said the Council needs to have discussions with the Planning Commission and Planner. It was discussed that the gravel pits area should be turquoise, or striped turquoise and red. Councilmember Poff questioned if traffic could support high density at 475 East and South Weber Drive. He also questioned the overlay zone at the 475 East commercial area. He asked why the red asterisk (west of 475 East), and why the direction has changed significantly. Mayor Monroe said it makes sense if

there is commercial across the street. The Council needs to discuss these issues with the Planning Commission and City Planner, along with the new city manager who may have some good input.

Councilmember Poll requested the city approve sending Rudy Alder to a wind energy seminar. The council asked how the north pit used to be in South Weber, and is now in Weber county. Erika will have staff research this issue.

Councilmember Woodbury said he is opposed to the trail at the canal, as he has seen what happens when the public has access to a canal. Councilmember Poff said when the trails develop then the city will address the concerns. Mayor Monroe said this is a good way to create a pleasing walking area and preserve open space.

Upcoming Agenda: For consideration for Canyon Meadows Park acceptance we need the seal coat bid info and memos from Mark Larsen and Steve Noel.

The Council discussed the concerns builders have expressed regarding sprinkling system requirements for fire protection in new homes. Mayor Monroe said the new water system should help resolve the fire flow issues.

The Railroad Club will be coming in to discuss their needs and concerns. The Club feels it has not received adequate support from the city.

Councilmember Thomas moved to adjourn the city council work meeting at 8:15 p.m. and enter into a closed executive session for discussion of the character, professional competence, or physical or mental health of individual(s). Councilmember Woodbury seconded the motion. Councilmembers Lusk, Poff, Poll, Thomas, and Woodbury voted yes. The motion carried.

Minutes by _____
Erika Ahlstrom, City Recorder