

SOUTH WEBER CITY COUNCIL AGENDA

PUBLIC NOTICE is hereby given that the **City Council of SOUTH WEBER CITY**, Utah, will meet in a regular public meeting on **Tuesday, 8 May 2018 at the City Council Chambers, 1600 E. South Weber Dr.,** commencing at **6:00 p.m.**

COUNCIL MEETING

1. Pledge of Allegiance: Council Member Winsor
2. Prayer: Mayor Sjoblom
3. Approval of Consent Agenda
 - a. Approval of April 10, 2018 Minutes
 - b. Approval of April 17, 2018 Minutes
 - c. Approval of March 2018 Budget to Actuals Report
4. Public Comment:
 - a. Please state your name and address
 - b. Please keep public comments to 3 minutes or less per person
 - c. Please address the entire city council
 - d. City council will not respond during the public comment period
5. Environmental Update Presentation by HAFB
6. Discussion on Development of Larry Ray Property – Request by Keith Russell
7. Discuss Extension of Kingston Drive
8. Award of Contract for 6650 South Closure
9. Discussion on Development at Approximately 2100 E South Weber Dr. – Request by Chris Loock
10. Approval of Cost Share on 1375 East Paving
11. Reports:
 - a. Mayor – on designated committee responsibilities
 - b. City Council – on designated committee responsibilities
 - c. City Manager – on current events and future agenda items
 - d. Planning Commission Liaison – meeting and current development update
12. Adjourn

THE UNDERSIGNED DULY APPOINTED CITY RECORDER FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED, EMAILED, OR POSTED TO: 1. CITY OFFICE BUILDING 2. FAMILY ACTIVITY CENTER 3. CITY WEBSITE www.southwebercity.com 4. UTAH PUBLIC NOTICE WEBSITE www.pmn.utah.gov 5. EACH MEMBER OF THE GOVERNING BODY 6. THOSE LISTED ON THE AGENDA

DATE: May 3, 2018


CITY RECORDER: Mark McRae

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING SPECIAL ACCOMMODATIONS DURING THIS MEETING SHOULD NOTIFY THE CITY RECORDER, 1600 EAST SOUTH WEBER DRIVE, SOUTH WEBER, UTAH 84405 (801-479-3177) AT LEAST TWO DAYS PRIOR TO THE MEETING.

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 10 April 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
Angie Petty
Merv Taylor
Wayne Winsor**

CITY ENGINEER:

Brandon Jones

CITY MANAGER:

Mark McRae

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Chris Tremea, Mark Loucks, Roney Ketts, Mirlene Howard, Debi Pitts, Stan Cook, James Cook, Bruce Nilson, Phil Romney, Wes Yates, Brad Pitts, Brent Poll, Teresa Eisert, Cammy Floyd, Tyler Ahlstrom, and Maria Nelson.

Mayor Sjoblom called the meeting to order and welcomed those in attendance.

PLEDGE OF ALLEGIANCE: Mayor Sjoblom

PRAYER: Council Member Taylor

CONSENT AGENDA:

- **Approval of 27 March 2018 City Council Meeting Minutes**

Council Member Hyer moved to approve the consent agenda as written. Council Member Taylor 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.

Brent Poll, 1375 E. 7600 S., said he noticed Hill Air Force Base is on tonight's agenda. He said if there is no pollution risk, then there is no need for testing. He said the reason HAFB is here is because they know there is risk. He said there is a super fund site and it shows the entire west end of South Weber City is polluted. He said there is always going to be risk here. He said it is

inexcusable for South Weber City to state it is still in debate. He suggested the city do an environmental audit. He said substances from OU1 present risk.

Ken Carson, 7459 S. 850 E., said he would like to follow up from his safety concerns from the soccer complex. He referred to city code concerning curb, gutter, and sidewalk and widening streets. He also contacted HAFB concerning the noise zone. He asked for a definition of “human density”. He has contacted the Attorney General’s Office. He would like to see something done.

RESOLUTION 18-14: Approval of License Renewal between South Weber City and the USAF for Groundwater Monitoring: Mayor Sjoblom stated there is ground water contamination within the city boundaries due to pollutants from Hill Air Force Base (HAFB). The levels and potential hazard to our citizens has been debated for several years. HAFB maintains several monitoring stations throughout the city, both on private and public property. The license agreement states that South Weber City acknowledges the United States Air Force (USAF) need to locate and maintain groundwater monitoring wells and conduct groundwater and soil testing in connection with groundwater monitoring projects. There are three (3) monitoring wells and one (1) check valve to be placed in the approximate location as indicated on map.

Council Member Winsor asked how often the city receives data from HAFB.

Mark Loucks, representing HAFB, said HAFB provides information annually. They are willing to submit information as the city requests. He said it also depends on the wells. He said they are sampling the groundwater. He said they haven’t seen a lot of change with water levels going up and down. He said they have been looking at this since the early 1990’s. He said wells are sampled on an annual basis. Council Member Taylor asked if any cities have evidence or reports cancers, disease, etc. as a result of the contamination. Mark said the state has conducted studies and there is no evidence. Council Member Petty asked about the city receiving compensation for the wells located in this city. Mark said HAFB pays \$500 per well per year. Doug Ahlstrom, City Attorney, said that amount is not written in the license renewal. Doug Ahlstrom said the motion can include subject to a well fee of \$500 per well per year. Council Member Hyer stated if the wells are monitored quarterly, then the city should get a report quarterly as needed.

Council Member Taylor moved to approve RESOLUTION 18-14: Approval of License Renewal between South Weber City and the USAF for Groundwater Monitoring to include the well fee of \$500 per well per year. 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.

RESOLUTION 18-18: Approval of Nilson Homes Rezone Application of Parcels 13-275-0005 and 13-275-0006: Nilson Homes applied for a change of zoning for approximately 23.5 acres of the Cook property located at approximately 725 E 6650 S. The request is to rezone one portion 9.846 acres from Agriculture to Residential Patio and the other portion 13.584 acres to Residential Moderate. This rezone is consistent with the General Plan and went before the Planning Commission on March 8, 2018. The Planning Commission recommends approval.

Council Member Hyer said a meeting was held with HAFB, Mayor Sjoblom, and Council Member Halverson concerning the plumes in this area.

Mayor Sjoblom said drinking water is not contaminated. HAFB was not correct in their estimated time of cleanup; however, that doesn't discount all their efforts at remediation. Mayor Sjoblom stated concentrations of contaminants are well below EPA standards for levels that present health risks; the only hard fast evidence we have suggests that current levels of contaminants do not pose a risk to human health. She stated there are sentry wells placed outside plume areas to detect any seepage into surrounding areas.

Mayor Sjoblom reported that Commissioner Walton is taking a proposal to the planning commission to determine exactly what properties need notification of possible groundwater contamination; and if, and where, the city is allowed to require developers to perform additional groundwater testing for contaminants. She stated all remedies are agreed upon by USAF, EPA Region 8, and the Utah Dept. of Environmental Quality (UDEQ).

Council Member Halverson said the Cook property is below OU2 and the contamination is in the sewer, but not the groundwater. He said outside of the 2,000 ft. buffer zone, only includes Mr. Cook's home. He said currently the sentry wells, outside of the plume, show no HAFB contamination.

Council Member Petty commented that she has spent hours researching this material, and she feels, with everything presented, the city should go ahead with the rezone request.

Council Member Winsor doesn't support the polluter's documentation. He feels the flooding in the 80's doesn't show any documentation as to whether or not the contamination has moved.

Council Member Halverson feels it is not too late to require more testing.

Council Member Hyer said they did talk about HAFB as well as Nilson Homes making a presentation to the council.

Bruce Nilson, 5617 S. 1475 E., Ogden, Utah, representing Nilson Homes, said he appreciates the council's interest in this. He said it is difficult to measure this. He presented the geotechnical report that shows how much of the property is affected. He said on the sensitive lands map he identified the Cook property. He said they dug down 11 ft. and in six of the nine test holes, they hit no groundwater. He said where the impact is, there is no groundwater to be found. He said this area will have patio homes with no basements.

Council Member Hyer asked about Nilson Homes providing information to potential home buyers concerning the potential for contamination. Mr. Nilson said if the city would like, they can add that to their CC&R's.

Council Member Halverson moved to approve RESOLUTION 18-18: Approval of Nilson Homes Rezone Application of Parcels 13-275-0005 and 13-275-0006. Council Member Hyer seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, and Taylor voted yes. Council Member Winsor voted no. The motion carried 4 to 1.

Recognition of CERT Graduates: Mayor Sjoblom thanked Chris Tremea for his help with Community Emergency Response Team (CERT) Certification. He said there were 20 individuals in the last group. He said they included Job Corp with this group. He said it is over 30 hours of training. He congratulated Debi Pitts and Wes Yates for completing this certification. He turned the time over to Loretta Cole, of Davis County Citizen Corps Council. She discussed cities being reimbursed for the number of CERT Certifications in the city following an emergency.

Recreation Quarterly Report: Curtis Brown presented the Recreation Quarterly Report. The total revenue for January-March Total \$9,973. Park \$1,236, Membership \$6,199, Dance Rental \$470, Gym \$1,311, and Multi-purpose \$757. He said competition baseball is at Canyon Meadows Park. There will be a Senior Luncheon this Friday. He budgeted \$1,500 for the Daddy Daughter Night and used \$1,072. Jazz Voucher sales was \$1,104. Ogden Valley Recreation invoice was \$504. He said the lighting has been upgraded in the gym. He said employee turnover will take place this summer. Competitive basketball has 16 teams @ \$355 = \$5,680. Cost for officials/scorekeeping is \$3,000. \$50 per games = 60 games. Council Member Hyer asked for 2017 year end expenses and revenues report. The Council and Mayor thanked Curtis for everything he is doing.

RESOLUTION 18-20: Approval of Interlocal Agreement with Pleasant View for Use of GPS Equipment: Mayor Sjoblom stated South Weber City has a mutual relationship with other cities to help each other out as needed. Situations arise where help is needed by one city, and the other willingly assists where they can. Pleasant View in the past has needed to borrow South Weber's GPS equipment temporarily on projects. This is temporary, for short periods of time. This agreement formalizes the process.

Council Member Petty moved to approve RESOLUTION 18-20: Approval of Interlocal Agreement with Pleasant View for Use of GPS Equipment. Council Member Taylor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.

Approval to Purchase Ambulance: Mayor Sjoblom stated North Davis is willing to sell an ambulance with gurneys and extra EMS equipment for \$5,000. This is a \$30,000 value.

Roney Ketts, of the South Weber Fire Department, stated this is a great deal for the city. He said North Davis can see the need for us to have an ambulance. He said we got our advanced EMT license in March and have 19 Advanced EMT's.

Mayor Sjoblom asked about the condition of the vehicle. Roney said it is a stable working vehicle with a lot of use left in it. He said the equipment is not out of service. He said the only money being put into it would be updating the batteries.

Council Member Hyer asked about South Weber City responding to calls outside the city and if there is income generated from that. Roney said we will need to go through state licensing for South Weber City to be dispatched outside the city. He said starting July 1, 2018 the Fire

Department will be staffing 24 hours a day. He said the ambulance can't be used until it goes through the application approval process.

Council Member Hyer moved to approve the purchase of ambulance for \$5,000. 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

Approval of Partial Payment on new Fire Engine: Mayor Sjoblom stated the City Council previously approved the purchase of a new Fire Engine. This new engine is scheduled for delivery after July 1, 2018. Several pieces of equipment for the truck were budgeted for and purchased in this fiscal year. Funds have been set aside in the Capital Projects fund for the payment of the new engine. The city has received an invoice for the chassis portion of the engine. Rosenbauer is offering a discount of \$8,869.00 if we pay for the chassis, now rather than after July 1. \$222,233.00 is the amount requested to be paid in this fiscal year. This will require a budget amendment in June. There is a significant discount being offered for making a partial payment on the new Fire Engine now with funds already set aside for this purpose. The actual amounts are \$231,102.00 (Chassis) - \$8,869.00 (discount) = \$222,233.00 (net invoice).

Council Member Hyer moved to approve partial payment of new fire engine for \$222,233.00. 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

REPORTS:

Council Member Taylor: He asked about the status of 6650 South. Brandon Jones said contractors will receive plans for bids next week. He said it should be on the agenda for May 8th to award the bid.

Council Member Halverson: He felt the meeting with HAFB was very informative. He also attended the Parks and Recreation Committee Meeting. He said the meeting with La Roca went well. They discussed trees, fencing, times of use, etc. He said we need to remember they are a business. Discussion took place regarding UDOT not requiring sidewalk, curb, and gutter. He said South Weber Drive is a state road. Brandon Jones stated La Roca got approval from UDOT. He said UDOT did not say anything about limitation on the number of vehicles going in and out of the facility. Council Member Hyer is concerned about what was presented to the council and what is going on now. Mayor Sjoblom requested Mark McRae to contact UDOT and have them look at the traffic flow.

Council Member Hyer: He is concerned about creating conditional use permit issues. He suggested staying as close as possible to the original conditional use permit with La Roca. He is looking forward to the process for a new City Manager and thanked Mark McRae for serving as interim City Manager.

Council Member Petty: She said the Parks and Recreation Committee met to discuss a dog park at 2020 East in the detention basin. Mark Larsen and his team are working on installing the gate and rules for that. She said they discussed restrooms at Memorial Park. There are concerns

with people using the detention basin as a soccer field and the need for restrooms. They may amend the budget to include that.

Council Member Winsor: The Municipal Utilities Committee met last week and have recommended six different budgets. He will be attending the Mosquito Abatement Meeting. The Finance Committee will meet this Friday.

Mayor Sjoblom: She reported that last week council members, city managers from Washington Terrace and South Ogden, and herself screened the 84 applications for city manager. Interviews will begin this Thursday from 1:30 to 5:30 p.m.

Mayor Sjoblom, Council Member Halverson, Mark McRae, Commissioner Taylor Walton, and Chris Tremea met with four representatives from HAFB last Wednesday. She said they had a lengthy discussion in which they presented their actions and remedies for groundwater remediation. They will be here May 8th to give a brief presentation to the entire council. Mark McRae said there is additional information including maps.

Mayor Sjoblom met with Kelly Parkes, owner of the soccer complex to get the Conditional Use Permit in place.

City Manager: Mark McRae reported that the previous developer at the S-curve city property has cancelled their offer. Mark received a new contract today for multi-use. The contract allows for the council to decide within six days, which he feels is not long enough to allow for a decision to be made. He said Public Works and Sheriff's Office will present quarterly reports on April 17th. He said there will be no council meeting on April 24th because of the Utah League of Cities and Towns Conference in St. George.

ADJOURNED: Council Member Winsor moved to adjourn the Council Meeting at 7:45 p.m. Council Member Petty seconded the motion. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.

APPROVED: _____ Date

Mayor: Jo Sjoblom

Transcriber: Michelle Clark

Attest:

City Recorder: Mark McRae

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 17 April 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
Angie Petty
Merv Taylor
Wayne Winsor**

CITY ENGINEER:

Brandon Jones

CITY MANAGER:

Mark McRae

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Chris Tremea, Ken Carson, John Grubb, Rob Osborne, Lieutenant Roundy, David Larson, and Mark Larsen.

Mayor Sjoblom called the meeting to order and welcomed those in attendance.

PLEDGE OF ALLEGIANCE: Council Member Winsor

PRAYER: Council Member Petty

CONFLICT OF INTEREST: None

CONSENT AGENDA:

- **Approval of March 2018 Check Register**

Council Member Winsor moved to approve the consent agenda as written. Council Member Taylor 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.

Davis County Sheriff's Office (DCSO) Quarterly Report: Lieutenant Roundy presented the Davis County Sheriff's Office Quarterly Report. He reported in 2017 there were 8 arrests and in 2018 there have been 22 arrests. In 2017 there were 11 offenses and in 2018 there were 62

offenses. He stated in 2018 there have been 83 citations compared to 2017 having 43 citations. He said the next quarter they will be focusing on speeding and traffic violations near the soccer complex. He stated as the weather warms up criminal activity increases. He would suggest residents close their garage doors and lock their vehicles. He said the detective division is working 40 active cases in South Weber. He said the majority of arrests are open container, possession of controlled substance, and a few assaults. He will be rebuilding the SWAT Team. He is also working on web-site training. He is working on state vehicles for annual inspections. He said Hill Air Force Base air show will be coming up. Council Member Taylor asked about the jump in incidents this year. Lieutenant Roundy feels that may have been because of staffing. Mayor Sjoblom asked about residents who would like to be on the calling tree for emergencies. The Mayor and Council thanked Lieutenant Roundy for his presentation.

Public Works Quarterly Report: Mark Larsen, Public Works Director, stated the snow plowing went well this year. He discussed the new snow plow with a wing style. He said the street sweepers are currently in town. Discussion took place regarding the locations where Geneva Rock and Staker Parsons sweep the streets. Mark stated they are working on the dog park. He said it is located on Deer Run Drive and 2020 East. He then presented the new shop preliminary site plan. Mark discussed the new mailboxes. He has been working with the post office. He is hoping to convert the older subdivisions to the new style of mailboxes. He reported there have been 70 building permits this year. The Mayor and Council thanked Mark.

Approval of Escrow Release on Sunrise Ridge: Mayor Sjoblom discussed the background of Sunrise Ridge and stated construction for the improvements in the Sunrise Ridge Subdivision began in May 2015. Conditional Acceptance was given on July 15, 2016, which started the 1-year guarantee period. The original punch list for Final Acceptance was given on September 1, 2017. There have been several follow-up inspections performed since that date.

The challenge with this subdivision has been that the original developers, the Utah Land Guys (formerly Future Homes), sold all of the lots to Elite Craft Homes after the plat was recorded. However, the escrow account remained in the name of the Utah Land Guys. Therefore, the punch lists and all other items relating to the completion of the originally approved improvements have remained the responsibility of the Utah Land Guys. Due to the topography of the ground, there were some grading requirements (berms and/or swales) in the backyards of the lots associated with the original approval. Some of the grading has needed adjustments as a result of the final home and site plan on each lot. Also, some of the other items on the punch list (curb and gutter, sidewalk, water meter lids, etc.) cannot be completed by the Utah Land Guys until the homes are completed and occupied. The home builder (Elite Craft Homes) is the one that has control of these issues. The Utah Land Guys feel that because these things are out of their control, and the 1-year guarantee period is up, they should not be held up on the release of their escrow.

Mayor Sjoblom stated on March 21, 2018, representatives from the Utah Land Guys, Elite Craft Homes, and City Staff met on site to discuss the remaining items on the Final Acceptance punch list. During the meeting, the idea of transferring the responsibility of the remaining items on the punch list to Elite Craft Homes was discussed. On March 26, 2018, we received an email from Trent Preston with Elite Craft Homes indicating that they were willing to accept the responsibility for the remaining items on the Final Acceptance punch list.

Proposed Solution

Elite Craft Homes will accept responsibility for the completion of the remaining items on the Final Acceptance punch list. The current escrow would be closed out and released back to the Utah Land Guys. While Elite Craft Homes would not be creating a new escrow account, they currently have individual bonds on each home. We feel this is a sufficient security to ensure the completion of the remaining punch list items. As part of the final inspection prior to occupancy, the site grading (berms/swales) will also be inspected in detail and approved. It should also be noted that Final Acceptance of the subdivision improvements will come at a later date, once all of the homes are occupied and the punch list items are complete (estimated for later this summer).

Recommendation

Given the above background and proposed solution, we recommend that the City accept the transfer of responsibility for the remaining items on the Final Acceptance punch list from the Utah Land Guys to Elite Craft Homes, close out the current escrow account, and release the remaining funds back to the Utah Land Guys.

Brandon Jones, City Engineer, stated as a building permit is issued there is a bond for improvements. He said the punch list items are very small. He said the grading of the homes is sensitive due to the topography and needs to be done correctly. As a result, he said there needs to be eyes on that after the homes are built.

Council Member Hyer moved to approve the Escrow Release on Sunrise Ridge. 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.

RESOLUTION 18-23: Inter-Local Cooperation Agreement for Law Enforcement Services

Mayor Sjoblom stated South Weber City contracts for law enforcement services through Davis County and the Davis County Sheriff's office. The prior agreement expired on June 30, 2017. This new agreement is effective through June 30, 2019. South Weber City is currently working with Davis County on issues which will affect the next contract which would start July 1, 2019. Council Member Winsor asked about the payment. Mark McRae said even though the contract has expired, the city has been making payments for services and he feels the city has settled up. Discussion took place regarding the agreement. Mark said the agreement did go up \$100 a month. He said we are one of three cities who contract with Davis County.

Council Member Taylor moved to approve RESOLUTION 18-23: Inter-Local Cooperation Agreement for Law Enforcement Services. Council Member Hyer seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.

RESOLUTION 18-24: Riverside Place Development Agreement: Mayor Sjoblom stated Riverside Place Subdivision is a development of not more than seventy-six (76) new residential lots. Riverside Place is accessed in part by 6650 South - South Bench Drive, a narrow and sub-standard public right-of-way, which abuts the Subdivision. South Bench Drive in its present condition and configuration does not meet the City Standard cross section and cannot safely

accommodate the vehicle and pedestrian traffic which will be generated by the Subdivision. The Developer is willing to participate in the construction of 6650 South - South Bench Drive at the Subdivision's proportionate share of the overall cost. Riverside Place abuts 6650 South - South Bench Drive on the south side, between the Spaulding property and the Posse Grounds. The Developer's intent is to develop the Subdivision prior to other properties in the area; therefore, the Developer agrees to: (1) deed and dedicate approximately 0.23 acres to accommodate the seventy-eight (78) foot cross-section of 6650 South - South Bench Drive; (2) contribute one hundred sixty two thousand dollars (\$162,000) for Developer's proportionate share responsibility of designing, engineering and constructing its portion of 6650 South - South Bench Drive; and (3) pay to City the cost of the asphalt patching that Developer is responsible for towards the construction of 6650 South - South Bench Drive, which is the temporary asphalt patching required to repair the asphalt removed as part of the construction of the storm drain line from 475 East to Pebble Creek Drive that was constructed with Riverside Place Phase 2.

Mayor Sjoblom discussed the following:

Property Dedication and Acquisition. Developer agrees to dedicate to City at no cost to City other than the consideration described in this Agreement certain property needed for the 6650 South - South Bench Drive Right-of-Way; the deed is contained in Exhibit D. This dedication shall occur when requested by City or at the time the Subdivision plat of the phase adjacent to 6650 South - South Bench Drive is recorded, whichever comes first.

Construction of 6650 South - South Bench Drive. City shall be responsible for the design, engineering, and bidding of 6650 South - South Bench Drive along the frontage of the Subdivision according to the City's Public Works Standards. City will award the construction contract to the lowest responsive responsible bidder according to City and State procurement policies. City will then issue a Notice to Proceed, provide construction inspections, and see that construction is diligently pursued to completion. City agrees to begin construction on or before June 1, 2019. In exchange for City designing, engineering, and constructing the full 6650 South - South Bench Drive right-of-way, which includes the Subdivision project development costs, Developer agrees to pay a fee-in-lieu for its proportionate share of the required improvements along the frontage. The calculation for the fee-in-lieu is shown in Exhibit E.

Payment Schedule. City shall be responsible for all payments to the contractor constructing 6650 South - South Bench Drive, paying cash up front and looking to the receipt of impact fees for repayment of its costs. Developer agrees to pay to City **eighty-one thousand dollars (\$81,000)**, which represents fifty percent (50%) of its share of **one hundred sixty-two thousand dollars (\$162,000)**, within fifteen (15) days following the Preconstruction Meeting with the contractor selected by City to perform the work. Developer shall make its second and final payment of the same amount to City within thirty (30) days following City's issuance of Substantial Completion to the Contractor. The City is responsible to notify the Developer once Substantial Completion has been given.

Trench Repair. As part of the construction for Riverside Place Phase 2, Developer installed a storm drain line in the existing pavement in 6650 South from Pebble Creek Drive to 475 East. Developer has not yet repaired the trench. Developer agrees to pay to City the amount Developer would have spent on this repair, which is **thirteen thousand, three hundred twenty five dollars (\$13,325.00)**. Such payment shall be made within 30 days of the date of this Agreement. Upon

such payment, City shall release Developer from its responsibility for the repair. Developer has the option to install minimal improvements to the patch area, if desired, but no deduction from the amount owed will be allowed.

Detention Basin – Fee in lieu of Actual Construction. On September 21, 2017, Developer paid City cash in the amount of \$62,432.10, and bought into the regional storm water detention basin built in the Old Maple Farms development west of 475 East. In exchange for this payment, Developer is excused from providing local on-site storm water detention within the Subdivision.

Spaulding Drive. Developer is not proposing to connect the Subdivision to the abutting Spaulding Drive stubbed street. This will allow for an additional lot in the development. City agrees to allow Developer to not connect to Spaulding Drive. City also agrees to initiate proceedings to formally vacate the right-of-way. Developer agrees to cap the existing underground utilities, remove the existing curb, gutter, sidewalk and asphalt, and install curb, gutter, sidewalk and asphalt across the southern boundary of the vacated right-of-way to completely remove the former intersection. This construction shall be required along with the other improvements associated with the Riverside Place Phase 3 development.

Canyon Meadows Park Access. Developer agrees to install at its expense a ten-foot wide concrete sidewalk from Green Springs Way to Petersen Parkway to establish pedestrian access to Canyon Meadows Park. This construction shall be required along with the other improvements associated with the Riverside Place Phase 3 development.

Development Signs. In exchange for leaving 6650 South – South Bench Drive in its current state, City agrees to allow Developer to post three (3) signs in the public right-of-way to facilitate the marketing of available lots without having to travel the existing 6650 South road.

Council Member Winsor said the agreement looks to be well thought out. He said Exhibit B needs to be labeled. He said Exhibit D also needs to be labeled and is missing a legal description. He said the document needs to be in final form. Mark McRae said the budget includes Phase 2. He said no Transportation Utility Fee money will go towards this project. He said the city has their share of the funds. He said this is the first of many agreements.

Council Member Petty moved to approve RESOLUTION 18-24: Riverside Place Development Agreement. 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.

RESOLUTION 18-25: Final Approval of Old Maple Farms Phase 3 Subdivision: Mayor Sjoblom stated Jones & Associates has completed a review of the final plat and improvements plans for Old Maple Farms Phase 3 Subdivision.

Council Member Halverson moved to approve RESOLUTION 18-25: Final Approval of Old Maple Farms Phase 3 Subdivision. 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.

REPORTS:

Council Member Taylor: He sent a couple of street lights to Mark Larsen for repair. He will be attending the meeting tomorrow concerning the renewal of Davis County Sheriff's Department contract.

Council Member Halverson: He asked if Old Maple Farms was required to install a fence on the south side. Brandon Jones said the code states the Planning Commission makes the recommendation concerning the fencing. Brandon read from city code 11-4-130 concerning fencing next to agricultural property. He suggested getting an interpretation from the City Attorney. Chris Tremea said he has received complaints. He said the type of fencing depends on what type of animals.

Council Member Hyer: Council Member Hyer will be working with the Davis County Chamber of Commerce.

Council Member Petty: The gravel pit reclamation committee meeting will be rescheduled.

Council Member Winsor: He reported the Mosquito Abatement District is operating well and geared up for spraying. He stated he will serve on the Environmental Committee. They will be meeting soon to discuss the west end.

City Manager: Mark McRae said the next City Council meeting will be held May 8, 2018. He is working with HAFB concerning the sewer connection fee. He has an extension on the offer for the city property at the s-curve. He said the offer will be discussed on May 15, 2018. He has also been contacted by a developer for the Poll property on South Weber Drive for high density. He said a decision needs to be made because nobody wants these properties for commercial. He discussed looking at possible mixed use.

Mayor Sjoblom: She reported that the Legislature has put together a bill to put a gps on all vehicles to track miles and implement user fees based on mile travelled. Also, increase registration fees for non-gas run vehicles so that they pay their fair share for road maintenance. They are also looking at implementing a fee for high traffic roads (i.e. Little Cottonwood Canyon especially on good skiing snow days). They did look at the possibility of a toll road but feel it will make the congestion worse. They are looking at taking a picture of license plates and charging cars that pass through.

Construction begins on express lane to be added to I-15 from Riverdale Rd. south to 193 next year. This is the same time that construction begins on Hwy 89. I-15 will only close lanes at night.

UDOT has made a list of high priority corridors in order to buy up surrounding land to prevent development. SR 60 (South Weber Dr.) is not one of those.

Mayor Sjoblom attended the Wasatch Integrated Waste Board Retreat in Park City. She learned all about landfill operations, anaerobic digestion, legal responsibilities, code and finance, transfer station design, and mixed waste processing.

She is looking forward to the Utah League of Cities and Towns Conference in St. George next week – Wed. -Fri.

Planning Commission Liaison: Commissioner Osborne stated Commissioner Taylor will serve on the Environment Committee. He said the Planning Commission received a conditional use permit application for an impound yard at 2225 East 7400 South. This item was tabled because of drainage issues, road maintenance, etc. He said the Planning Commission approved an application for conditional use permit for excavation of Sun Ray Subdivision. The Planning Commission did approve an application for a preschool. He said the Planning Commission did discuss the transportation for Harper Way and Kingston. They are trying to decide if Kingston should go all the way through. The Planning Commission isn't sure we need Kingston since we have Harper Way. He said the Planning Commission would like to attend the Utah League of Cities and Towns Conference. Council Member Taylor suggested the Planning Commission look at extending Lester Drive to South Bench. Council Member Petty asked about the RV Park request along Interstate 84. She is concerned about the setbacks. She wants to make sure the city is consistent with the setbacks.

ADJOURNED: Council Member Winsor moved adjourn the Council Meeting at 7:33 p.m. and go into a closed executive session – Utah Code 52-4-204 & 52-4-205 for the purpose of discussion of character, professional competence, physical, or mental health of individual(s). Council Member Hyer seconded the motion. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.

Council Member Winsor moved to adjourn the Closed Executive Session. Council Member Hyer seconded the motion. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.

Council Member Taylor moved to adjourn the Council Meeting. Council Member Hyer seconded the motion. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.

APPROVED: _____ Date

Mayor: Jo Sjoblom

Transcriber: Michelle Clark

Attest:

City Recorder: Mark McRae

SOUTH WEBER CITY CORPORATION
COMBINED CASH INVESTMENT
MARCH 31, 2018

COMBINED CASH ACCOUNTS

01-11110	CASH IN CHECKING - COMBINED	823,357.58
01-11120	CASH IN AMERICA WEST CD	.00
01-11210	REPURCHASE AGREEMENTS	.00
01-11310	PETTY CASH	(1.25)
01-11400	RETURNED CHECKS - CLEARING	.00
01-11610	CASH - COMBINED ST TREASURER	7,786,923.22
01-11750	UTILITY CASH CLEARING	(6,367.80)
01-11850	XBP CASH CLEARING	15,707.18
		<hr/>
	TOTAL COMBINED CASH	8,619,618.93
01-11910	RESTRICTED CASH - GENERAL FUND	.00
01-11920	RESTRICTED CASH - CAP PROJECTS	.00
01-11925	RESTRICTED CASH - K FOOTBALL	.00
01-11930	RESTRICTED CASH UTILITY	.00
01-12100	RES CASH - S WEBER VALLEY EST	.00
01-11900	LESS ALLOCATED - OTHER FUNDS	(8,629,261.45)
		<hr/>
	TOTAL UNALLOCATED CASH	(9,642.52)
		<hr/>

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	1,156,405.10
20	ALLOCATION TO RECREATION FUND	379,357.73
21	ALLOCATION TO SEWER IMPACT FEE FUND	155,817.94
22	ALLOCATION TO STORM SEWER IMPACT FEE FUND	177,295.38
23	ALLOCATION TO PARK IMPACT FEE FUND	124,815.53
24	ALLOCATION TO ROAD IMPACT FEE FUND	242,752.49
25	ALLOCATION TO COUNTRY FAIR DAYS FUND	6,957.15
26	ALLOCATION TO WATER IMPACT FEE FUND	77,840.55
27	ALLOCATION TO RECREATION IMPACT FEE FUND	66,288.82
29	ALLOCATION TO PUBLIC SAFETY IMPACT FEE FUND	9,298.12
31	ALLOCATION TO DEBT SERVICE FUND	.00
45	ALLOCATION TO CAPITAL PROJECTS FUND	896,295.10
51	ALLOCATION TO WATER UTILITY FUND	1,643,352.07
52	ALLOCATION TO SEWER UTILITY FUND	1,882,342.59
53	ALLOCATION TO SANITATION UTILITY FUND	388,033.52
54	ALLOCATION TO STORM SEWER UTILITY FUND	297,938.96
55	ALLOCATION TO PENALTIES UTILITY FUND	.00
56	ALLOCATION TO TRANSPORTATION UTILITY FUND	797,875.40
		<hr/>
	TOTAL ALLOCATIONS TO OTHER FUNDS	8,302,666.45
	ALLOCATION FROM COMBINED CASH FUND - 01-11900	(8,629,261.45)
		<hr/>
	ZERO PROOF IF ALLOCATIONS BALANCE	(326,595.00)
		<hr/>

SOUTH WEBER CITY CORPORATION

BALANCE SHEET

MARCH 31, 2018

GENERAL FUND

ASSETS

10-11210	CASH IN CUSTODY OF TREASURER	500.00	
10-11310	PETTY CASH	1,200.00	
10-11900	CASH IN COMBINED FUND	1,156,405.10	
10-11940	RESTRICTED CASH - PERF. BONDS	34,100.00	
10-12150	SALES TAX RECEIVABLE	.00	
10-12160	LIQUOR FUND RECEIVABLE	.00	
10-12165	PREPAID EXPENSE-WORKERS COMP	.00	
10-12170	FIRE DEPT RECEIVABLE	.00	
10-12175	CD AMERICA WEST	.00	
10-13110	PROPERTY TAX RECEIVABLE	320,000.00	
10-13120	GENERAL RECEIVABLE	2,115.50	
10-13130	A/R - DEVELOPERS	(6,893.95)	
10-15800	SUSPENSE	601.68	
TOTAL ASSETS			<u>1,508,028.33</u>

LIABILITIES AND EQUITYLIABILITIES

10-21310	ACCOUNTS PAYABLE	29,030.79	
10-21320	WAGES PAYABLE CLEARING	(18.35)	
10-21340	PERFORMANCE BONDS ON DEPOSIT	62,526.00	
10-21350	COURT TRUST	3,695.42	
10-21355	DONATIONS TO BE REMITTED	175.26	
10-21360	ACCRUED SALARIES	.00	
10-21370	ACCRUED FICA	.00	
10-22210	FICA PAYABLE	.00	
10-22220	FEDERAL WITHHOLDING PAYABLE	.00	
10-22230	STATE WITHHOLDING PAYABLE	(389.76)	
10-22250	WORKERS COMPENSATION	6,768.19	
10-22300	RETIREMENT PAYABLE	.00	
10-22330	DEFERED REVENUE	320,000.00	
10-22350	401-K PAYABLE	.00	
10-22400	COMPUTER LOAN	.00	
10-22410	STATE UNEMPLOYMENT PAYABLE	13,800.00	
10-22500	HEALTH INSURANCE PAYABLE	(2,257.92)	
10-22501	125 CAFETERIA PLAN	.00	
10-22502	DENTAL INSURANCE PAYABLE	(115.30)	
10-22503	VISION INSURANCE PAYABLE	392.47	
10-22504	LIFE INSURANCE PAYABLE	(333.30)	
10-22600	MISC. PAYROLL DEDUCTION	.00	
10-22900	DUE STATE OF UTAH - COURT	.00	
10-23310	UNEARNED REVENUE	343,541.43	
TOTAL LIABILITIES			776,814.93

FUND EQUITY

SOUTH WEBER CITY CORPORATION

BALANCE SHEET

MARCH 31, 2018

GENERAL FUND

UNAPPROPRIATED FUND BALANCE:			
10-29800	BALANCE - BEGINNING OF YEAR	484,387.71	
10-29820	FUND BALANCE CLASS C ROAD	.00	
	REVENUE OVER EXPENDITURES - YTD	242,811.14	
	BALANCE - CURRENT DATE	727,198.85	
	TOTAL FUND EQUITY		727,198.85
	TOTAL LIABILITIES AND EQUITY		1,504,013.78

SOUTH WEBER CITY CORPORATION
BALANCE SHEET
MARCH 31, 2018

RECREATION FUND

ASSETS

20-11900	CASH IN COMBINED FUND	379,357.73	
20-12510	RESTRICTED CASH -SALES TX BOND	.00	
20-12520	RESTRICTED CASH -SALE TX CONST	.00	
20-12530	RESTRICTED CASH - KNIGHTS FBAL	.00	
20-13210	RECREATION ACCOUNTS RECEIVABLE	.00	
20-15610	PREPAID EXPENSE	700.00	
	TOTAL ASSETS		380,057.73

LIABILITIES AND EQUITY

LIABILITIES

20-21310	ACCOUNTS PAYABLE	.00	
20-21350	PREPAID REVENUES	.00	
20-21360	ACCRUED SALARIES	.00	
20-21365	KNIGHTS FOOTBALL DEPOSITS	130.00	
20-21370	ACCRUED FICA	.00	
	TOTAL LIABILITIES		130.00

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
20-29800	BEGINNING OF YEAR	451,585.52	
	REVENUE OVER EXPENDITURES - YTD	(72,144.79)	
	BALANCE - CURRENT DATE	379,440.73	
	TOTAL FUND EQUITY		379,440.73
	TOTAL LIABILITIES AND EQUITY		379,570.73

SOUTH WEBER CITY CORPORATION
BALANCE SHEET
MARCH 31, 2018

SEWER IMPACT FEE FUND

ASSETS

21-11900	CASH IN CHECKING - COMBINED	155,817.94	
	TOTAL ASSETS		155,817.94

LIABILITIES AND EQUITY

LIABILITIES

21-21310	ACCOUNTS PAYABLE	.00	
	TOTAL LIABILITIES		.00

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
21-29800	BALANCE - BEGINNING OF YEAR	37,987.13	
	REVENUE OVER EXPENDITURES - YTD	117,830.81	
	BALANCE - CURRENT DATE	155,817.94	
	TOTAL FUND EQUITY		155,817.94
	TOTAL LIABILITIES AND EQUITY		155,817.94

SOUTH WEBER CITY CORPORATION
BALANCE SHEET
MARCH 31, 2018

STORM SEWER IMPACT FEE FUND

ASSETS

22-11900	CASH IN CHECKING - COMBINED	177,295.38	
	TOTAL ASSETS		177,295.38

LIABILITIES AND EQUITY

LIABILITIES

22-21310	ACCOUNTS PAYABLE	.00	
	TOTAL LIABILITIES		.00

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
22-29800	BALANCE - BEGINNING OF YEAR	143,279.28	
	REVENUE OVER EXPENDITURES - YTD	34,016.10	
	BALANCE - CURRENT DATE	177,295.38	
	TOTAL FUND EQUITY		177,295.38
	TOTAL LIABILITIES AND EQUITY		177,295.38

SOUTH WEBER CITY CORPORATION
BALANCE SHEET
MARCH 31, 2018

PARK IMPACT FEE FUND

ASSETS

23-11900	CASH IN CHECKING - COMBINED	124,815.53	
	TOTAL ASSETS		124,815.53

LIABILITIES AND EQUITY

LIABILITIES

23-21310	ACCOUNTS PAYABLE	.00	
	TOTAL LIABILITIES		.00

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
23-29800	BALANCE - BEGINNING OF YEAR	49,519.57	
	REVENUE OVER EXPENDITURES - YTD	75,295.96	
	BALANCE - CURRENT DATE	124,815.53	
	TOTAL FUND EQUITY		124,815.53
	TOTAL LIABILITIES AND EQUITY		124,815.53

SOUTH WEBER CITY CORPORATION
BALANCE SHEET
MARCH 31, 2018

ROAD IMPACT FEE FUND

ASSETS

24-11900	CASH IN CHECKING - COMBINED	242,752.49	
	TOTAL ASSETS		242,752.49

LIABILITIES AND EQUITY

LIABILITIES

24-21310	ACCOUNTS PAYABLE	.00	
	TOTAL LIABILITIES		.00

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
24-29800	BALANCE - BEGINNING OF YEAR	200,515.46	
	REVENUE OVER EXPENDITURES - YTD	42,237.03	
	BALANCE - CURRENT DATE	242,752.49	
	TOTAL FUND EQUITY		242,752.49
	TOTAL LIABILITIES AND EQUITY		242,752.49

SOUTH WEBER CITY CORPORATION
BALANCE SHEET
MARCH 31, 2018

COUNTRY FAIR DAYS FUND

ASSETS

25-11900	CASH IN COMBINED FUND	6,957.15	
25-15610	PREPAID EXPENSE	1,520.58	
	TOTAL ASSETS		8,477.73

LIABILITIES AND EQUITY

LIABILITIES

25-21310	ACCOUNTS PAYABLE	50.00	
25-21350	PREPAID REVENUES	.00	
	TOTAL LIABILITIES		50.00

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
25-29800	BEGINNING OF YEAR	7,798.43	
	REVENUE OVER EXPENDITURES - YTD	629.30	
	BALANCE - CURRENT DATE	8,427.73	
	TOTAL FUND EQUITY		8,427.73
	TOTAL LIABILITIES AND EQUITY		8,477.73

SOUTH WEBER CITY CORPORATION
BALANCE SHEET
MARCH 31, 2018

WATER IMPACT FEE FUND

ASSETS

26-11900	CASH IN CHECKING - COMBINED	77,840.55	
	TOTAL ASSETS		77,840.55

LIABILITIES AND EQUITY

LIABILITIES

26-21310	ACCOUNTS PAYABLE	.00	
	TOTAL LIABILITIES		.00

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
26-29800	BALANCE - BEGINNING OF YEAR	.00	
	REVENUE OVER EXPENDITURES - YTD	77,840.55	
	BALANCE - CURRENT DATE	77,840.55	
	TOTAL FUND EQUITY		77,840.55
	TOTAL LIABILITIES AND EQUITY		77,840.55

SOUTH WEBER CITY CORPORATION
BALANCE SHEET
MARCH 31, 2018

RECREATION IMPACT FEE FUND

ASSETS

27-11900	CASH IN CHECKING - COMBINED	66,288.82	
	TOTAL ASSETS		66,288.82

LIABILITIES AND EQUITY

LIABILITIES

27-21310	ACCOUNTS PAYABLE	.00	
	TOTAL LIABILITIES		.00

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
27-29800	BALANCE - BEGINNING OF YEAR	12,000.00	
	REVENUE OVER EXPENDITURES - YTD	54,288.82	
	BALANCE - CURRENT DATE	66,288.82	
	TOTAL FUND EQUITY		66,288.82
	TOTAL LIABILITIES AND EQUITY		66,288.82

SOUTH WEBER CITY CORPORATION
BALANCE SHEET
MARCH 31, 2018

REVENUE

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
28-29800	BALANCE - BEGINNING OF YEAR	.00	
	REVENUE OVER EXPENDITURES - YTD		
	BALANCE - CURRENT DATE		.00
	TOTAL FUND EQUITY		.00
	TOTAL LIABILITIES AND EQUITY		.00

SOUTH WEBER CITY CORPORATION
BALANCE SHEET
MARCH 31, 2018

PUBLIC SAFETY IMPACT FEE FUND

ASSETS

29-11900	CASH IN CHECKING - COMBINED	9,298.12	
	TOTAL ASSETS		9,298.12

LIABILITIES AND EQUITY

LIABILITIES

29-21310	ACCOUNTS PAYABLE	.00	
	TOTAL LIABILITIES		.00

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
29-29800	BALANCE - BEGINNING OF YEAR	1,000.00	
	REVENUE OVER EXPENDITURES - YTD	8,298.12	
	BALANCE - CURRENT DATE	9,298.12	
	TOTAL FUND EQUITY		9,298.12
	TOTAL LIABILITIES AND EQUITY		9,298.12

SOUTH WEBER CITY CORPORATION
BALANCE SHEET
MARCH 31, 2018

DEBT SERVICE FUND

ASSETS

31-11310	ZIONS BANK	.00	
31-11900	CASH IN COMBINED FUND	.00	
		<hr/>	
	TOTAL ASSETS		<hr/> <hr/> .00

LIABILITIES AND EQUITY

LIABILITIES

31-25310	BONDS PAYABLE-81	.00	
		<hr/>	
	TOTAL LIABILITIES		.00

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
31-29800	BEGINNING OF YEAR	.00	
	REVENUE OVER EXPENDITURES - YTD	<hr/>	
	BALANCE - CURRENT DATE	.00	
		<hr/>	
	TOTAL FUND EQUITY		<hr/> .00
	TOTAL LIABILITIES AND EQUITY		<hr/> <hr/> .00

SOUTH WEBER CITY CORPORATION
BALANCE SHEET
MARCH 31, 2018

CAPITAL PROJECTS FUND

ASSETS

45-11900	CASH IN COMBINED FUND	896,295.10	
45-11910	CASH US BANK-REC CTR/FIREHOUSE	.00	
45-11920	RESTRICTED CASH - FIRE VEHICLE	292,495.00	
45-11940	RESTRICTED CASH - PERF. BONDS	.00	
45-12100	RESTRICTED CASH - SANITARY SWR	.00	
45-12110	ACCOUNTS RECEIVABLE	700.00	
45-12150	RESTRICTED CASH - STORM SEWER	.00	
45-12200	RESTRICTED CASH - PARK FEES	.00	
45-12250	RESTRICTED CASH - ROADS	.00	
45-12300	RESTRICTED CASH - GENERAL	.00	
45-12350	RESTRICTED CASH - FIRE	.00	
45-12400	RESTRICTED CASH - PERF BONDS	.00	
45-12410	CHIP & SEAL RESTRICTED FUND	.00	
45-12420	RESTRICTED CASH - VETERANS	.00	
45-12425	SAFETY VEHICLE FUND - RESTRICT	.00	
45-12440	RESTRICTED CASH - PUBLIC SFTY	.00	
45-12450	RESTRICTED CASH - B&C ESCROW	.00	
45-12460	RESTRICTED CASH - B&C ESCROW	.00	
45-12500	RESTRICTED CASH - B&C CD	.00	
45-12510	RESTRICTED CASH -SALES TX BOND	.00	
45-12520	RESTRICTED CASH -SALE TX CONST	.00	
45-12600	RESTRICTED - CONTRIB/DONATIONS	.00	
45-13500	PREPAID BONDS	.00	
45-14210	LOAN RECEIVABLE-SID 84	.00	
45-14220	RESTRICT CASH - NEW PARK ZIONS	.00	
45-14230	RESTRICTED CASH - DONATION BLD	.00	
45-17110	CONST IN PROGRESS-RECR CENTER	.00	
45-17120	CONST IN PROGRESS-FIREHOUSE	.00	
	TOTAL ASSETS		1,189,490.10

LIABILITIES AND EQUITY

LIABILITIES

45-21310	ACCOUNTS PAYABLE	6,837.00	
45-21320	PUBLIC SAFETY RESTRICTED FEE	.00	
45-21330	CHIP & SEAL ESCROW ACCOUNT	.00	
45-21340	PLEASANT VALLEY ESCROW SEWER	.00	
45-21360	EXCAVATION BOND	34,540.80	
45-21370	DEPOSITS	.00	
45-21400	DEFERRED REVENUE	.00	
	TOTAL LIABILITIES		41,377.80

FUND EQUITY

SOUTH WEBER CITY CORPORATION
BALANCE SHEET
MARCH 31, 2018

CAPITAL PROJECTS FUND

UNAPPROPRIATED FUND BALANCE:			
45-29800	BEGINNING OF YEAR	1,784,081.95	
	REVENUE OVER EXPENDITURES - YTD	(635,969.65)	
	BALANCE - CURRENT DATE	1,148,112.30	
	TOTAL FUND EQUITY		1,148,112.30
	TOTAL LIABILITIES AND EQUITY		1,189,490.10

SOUTH WEBER CITY CORPORATION
BALANCE SHEET
MARCH 31, 2018

WATER UTILITY FUND

ASSETS

51-11900	CASH IN CHECKING - COMBINED	1,643,352.07	
51-11910	RESTRICTED CASH - W.R.B.-STATE	.00	
51-11920	RESTRICT CASH - CITY SHARE: ST	.00	
51-11930	RESTRICT CASH - YEARLY PAYMENT	.00	
51-11940	RESTRICT CASH - MAINT/RPR RES	.00	
51-11950	RESTRICT CASH - EXCESS CONNECT	.00	
51-11960	RESTRICT CASH - SWR CONST #604	.00	
51-11970	RESTRICT CASH - STORM SEWER	.00	
51-11980	CASH RESERVE-STORM SEWER	.00	
51-11990	CASH BOND FUND-STORM SEWER	.00	
51-12900	WATER REVENUE BOND	203,672.85	
51-12901	BOND FUND	.00	
51-12910	WATER BOND - RESTRICTED CASH	.00	
51-13110	ACCOUNTS RECEIVABLE - WATER	99,665.69	
51-15100	PREPAID WATER FEES	133,916.76	
51-15600	DEFERRED OUTFLOWS	34,949.00	
51-16110	LAND - WATER	.00	
51-16125	WORK IN PROGRESS - 1900 E	.00	
51-16130	INVENTORY	.00	
51-16210	BUILDING	298,261.52	
51-16220	ACCUMULATED DEPR - BUILDINGS	(104,391.56)	
51-16310	IMPROVEMENTS OTHER THAN BLDGS	7,329,029.84	
51-16320	ACCUMULATED DEP'N-IMPROVEMENTS	(1,561,065.01)	
51-16510	MACHINERY AND EQUIPMENT	88,423.67	
51-16520	ACCUMULATED DEPR - MACH/EQUIP	(56,634.90)	
51-16610	AUTOMOBILE AND TRUCKS	177,473.00	
51-16620	ACCUMULATED DEPR - AUTO/TRUCKS	(157,917.38)	
51-16630	WORK IN PROGRESS-STORM SEWER	.00	
51-16640	LOAN FEES	.00	
51-16650	BOND COSTS-STORM SEWER	.00	
51-16670	WATER - WIP	.00	
51-16700	BOND COSTS	.00	
51-19380	NET PENSION ASSET	.00	
TOTAL ASSETS			8,128,735.55

LIABILITIES AND EQUITY

SOUTH WEBER CITY CORPORATION
BALANCE SHEET
MARCH 31, 2018

WATER UTILITY FUND

LIABILITIES

51-21310	ACCOUNTS PAYABLE	150,893.88	
51-21330	ACCRUED INTEREST PAYABLE	11,559.38	
51-21335	CURRENT PORTION LT DEBT	75,000.00	
51-21337	CURRENT PORTION LEASES	.00	
51-21350	CUSTOMER DEPOSITS	1,113.00	
51-21351	DEPOSIT/DARREN COLEMAN	.00	
51-21355	CWSID IMPACT FEE PAYABLE	.00	
51-21357	WBSCD IF PAYABLE	8,726.00	
51-21360	ACCRUED SALARIES	.00	
51-21362	ACCRUED VACATION	9,266.37	
51-21370	RETAINAGE PAYABLE	.00	
51-21371	ACCRUED FICA	.00	
51-22000	DEFERRED REVENUE	.00	
51-22010	REVENUE BOND PAYABLE	.00	
51-23600	DEFERRED INFLOWS	11,809.00	
51-25010	BONDS PAYABLE-RESERVOIR	.00	
51-25020	NOTE PAYABLE - TRUCK	.00	
51-25040	SEWER CONSTRUCTION BOND	.00	
51-25045	SNOWPLOW PAYABLE	.00	
51-25060	BONDS PAYABLE-STORM SEWER	.00	
51-25065	LESS CURRENT BONDS	.00	
51-25070	LESS CURRENT LEASES	.00	
51-25080	WATER REVENUE BOND PAYABLE	2,855,000.00	
51-25090	BOND PREMIUM	124,806.39	
51-25380	NET PERSION LIABILITY	58,719.00	
TOTAL LIABILITIES			3,306,893.02

FUND EQUITY

51-28110	CONTRIBUTIONS - FEDERAL GOVT	.00	
51-28210	CONTRIBUTIONS - GENERAL GOVT	.00	
51-28310	CONTRIBUTIONS - AID TO CONSTR	.00	
UNAPPROPRIATED FUND BALANCE:			
51-29700	RESTRICTED FUND BALANCE	.00	
51-29800	BEGINNING OF YEAR	4,584,636.51	
51-29801	PRIOR PERIOD ADJUSTMENT	.00	
	REVENUE OVER EXPENDITURES - YTD	233,312.23	
BALANCE - CURRENT DATE		4,817,948.74	
TOTAL FUND EQUITY			4,817,948.74
TOTAL LIABILITIES AND EQUITY			8,124,841.76

SOUTH WEBER CITY CORPORATION
BALANCE SHEET
MARCH 31, 2018

SEWER UTILITY FUND

ASSETS

52-11900	CASH IN CHECKING - COMBINED	1,882,342.59	
52-11930	RESTRICT CASH - YEARLY PAYMENT	.00	
52-11940	RESTRICT CASH - MAINT/RPR RES	.00	
52-11980	CASH RESERVE- SEWER	.00	
52-11990	CASH BOND FUND- SEWER	.00	
52-13110	ACCOUNTS RECEIVABLE - SEWER	62,635.82	
52-15600	DEFERRED OUTFLOWS	21,358.00	
52-16110	LAND - SEWER	.00	
52-16210	BUILDING	.00	
52-16220	ACCUMULATED DEPR - BUILDINGS	.00	
52-16310	IMPROVEMENTS OTHER THAN BLDGS	6,164,265.33	
52-16320	ACCUMULATED DEP'N-IMPROVEMENTS	(1,609,665.65)	
52-16510	MACHINERY AND EQUIPMENT	.00	
52-16520	ACCUMULATED DEPR - MACH/EQUIP	.00	
52-16610	AUTOMOBILE AND TRUCKS	.00	
52-16620	ACCUMULATED DEPR - AUTO/TRUCKS	.00	
52-16640	LOAN FEES	.00	
52-16650	BOND COSTS-STORM SEWER	.00	
52-19380	NET PENSION ASSET	.00	
TOTAL ASSETS			6,520,936.09

LIABILITIES AND EQUITY

LIABILITIES

52-21310	ACCOUNTS PAYABLE	56,381.46	
52-21330	ACCRUED INTEREST PAYABLE	.00	
52-21335	CURRENT PORTION LT DEBT	.00	
52-21337	CURRENT PORTION LEASES	.00	
52-21350	CUSTOMER DEPOSITS	.00	
52-21351	DEPOSIT/DARREN COLEMAN	.00	
52-21355	CWSID IMPACT FEE PAYABLE	.00	
52-21360	ACCRUED SALARIES	.00	
52-21362	ACCRUED VACATION	5,275.60	
52-21365	CWSID IF PAYABLE	4,666.00	
52-21370	ACCRUED FICA	.00	
52-23157	WBSCD IF PAYABLE	.00	
52-23600	DEFERRED INFLOWS	7,217.00	
52-25040	SEWER CONSTRUCTION BOND	.00	
52-25045	SNOWPLOW PAYABLE	.00	
52-25060	BONDS PAYABLE-STORM SEWER	.00	
52-25065	LESS CURRENT BONDS	.00	
52-25070	LESS CURRENT LEASES	.00	
52-25380	NET PENSION LIABILITY	35,884.00	
TOTAL LIABILITIES			109,424.06

FUND EQUITY

SOUTH WEBER CITY CORPORATION
BALANCE SHEET
MARCH 31, 2018

SEWER UTILITY FUND

UNAPPROPRIATED FUND BALANCE:		
52-29700	RESTRICTED FUND BALANCE	.00
52-29800	BEGINNING OF YEAR	6,163,407.33
	REVENUE OVER EXPENDITURES - YTD	<u>247,433.96</u>
	BALANCE - CURRENT DATE	<u>6,410,841.29</u>
	TOTAL FUND EQUITY	<u>6,410,841.29</u>
	TOTAL LIABILITIES AND EQUITY	<u><u>6,520,265.35</u></u>

SOUTH WEBER CITY CORPORATION
BALANCE SHEET
MARCH 31, 2018

SANITATION UTILITY FUND

ASSETS

53-11900	CASH IN CHECKING - COMBINED	388,033.52	
53-13110	ACCOUNTS RECEIVABLE - GARBAGE	32,407.61	
53-15600	DEFERRED OUTFLOWS	5,825.00	
53-16110	LAND - GARBAGE	.00	
53-16210	BUILDING	.00	
53-16220	ACCUMULATED DEPR - BUILDINGS	.00	
53-16310	IMPROVEMENTS OTHER THAN BLDGS	.00	
53-16320	ACCUMULATED DEP'N-IMPROVEMENTS	.00	
53-16510	MACHINERY AND EQUIPMENT	.00	
53-16520	ACCUMULATED DEPR - MACH/EQUIP	.00	
53-16610	AUTOMOBILE AND TRUCKS	.00	
53-16620	ACCUMULATED DEPR - AUTO/TRUCKS	.00	
53-19380	NET PENSION ASSET	.00	
TOTAL ASSETS			426,266.13

LIABILITIES AND EQUITY

LIABILITIES

53-21310	ACCOUNTS PAYABLE	24,888.28	
53-21330	ACCRUED INTEREST PAYABLE	.00	
53-21337	CURRENT PORTION LEASES	.00	
53-21350	CUSTOMER DEPOSITS	.00	
53-21351	DEPOSIT/DARREN COLEMAN	.00	
53-21360	ACCRUED SALARIES	.00	
53-21362	ACCRUED VACATION	1,419.10	
53-21370	ACCRUED FICA	.00	
53-23600	DEFERRED INFLOWS	1,968.00	
53-25045	SNOWPLOW PAYABLE	.00	
53-25070	LESS CURRENT LEASES	.00	
53-25380	NET PENSION LIABILITY	9,786.00	
TOTAL LIABILITIES			38,061.38

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
53-29700	RESTRICTED FUND BALANCE	.00	
53-29800	BEGINNING OF YEAR	361,232.16	
	REVENUE OVER EXPENDITURES - YTD	26,631.06	
BALANCE - CURRENT DATE		387,863.22	
TOTAL FUND EQUITY			387,863.22
TOTAL LIABILITIES AND EQUITY			425,924.60

SOUTH WEBER CITY CORPORATION
BALANCE SHEET
MARCH 31, 2018

STORM SEWER UTILITY FUND

ASSETS

54-11900	CASH IN CHECKING - COMBINED	297,938.96	
54-11980	CASH RESERVE-STORM SEWER	.00	
54-11990	CASH BOND FUND-STORM SEWER	.00	
54-13110	ACCTS RECEIVABLE - STORM SEWER	18,010.50	
54-15600	DEFERRED OUTFLOWS	5,825.00	
54-16110	LAND - STORM SEWER	.00	
54-16210	BUILDING	.00	
54-16220	ACCUMULATED DEPR - BUILDINGS	.00	
54-16310	IMPROVEMENTS OTHER THAN BLDGS	3,415,694.76	
54-16320	ACCUMULATED DEP'N-IMPROVEMENTS	(1,084,912.82)	
54-16510	MACHINERY AND EQUIPMENT	.00	
54-16520	ACCUMULATED DEPR - MACH/EQUIP	.00	
54-16610	AUTOMOBILE AND TRUCKS	.00	
54-16620	ACCUMULATED DEPR - AUTO/TRUCKS	.00	
54-16625	WORK IN PROGRESS	.00	
54-19380	NET PENSION ASSET	.00	
TOTAL ASSETS			2,652,556.40

LIABILITIES AND EQUITY

LIABILITIES

54-21310	ACCOUNTS PAYABLE	163.80	
54-21330	ACCRUED INTEREST PAYABLE	.00	
54-21337	CURRENT PORTION LEASES	.00	
54-21350	CUSTOMER DEPOSITS	.00	
54-21351	DEPOSIT/DARREN COLEMAN	.00	
54-21360	ACCRUED SALARIES	.00	
54-21362	ACCRUED VACATION	1,302.88	
54-21370	ACCRUED FICA	.00	
54-23310	UNEARNED REVENUE	86,862.20	
54-23600	DEFERRED INFLOWS	1,968.00	
54-25045	SNOWPLOW PAYABLE	.00	
54-25070	LESS CURRENT LEASES	.00	
54-25380	NET PENSION LIABILITY	9,786.00	
TOTAL LIABILITIES			100,082.88

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:

54-29700	RESTRICTED FUND BALANCE	.00	
54-29800	BEGINNING OF YEAR	2,802,556.94	
	REVENUE OVER EXPENDITURES - YTD	(250,318.33)	
BALANCE - CURRENT DATE		2,552,238.61	
TOTAL FUND EQUITY			2,552,238.61

SOUTH WEBER CITY CORPORATION
BALANCE SHEET
MARCH 31, 2018

STORM SEWER UTILITY FUND

TOTAL LIABILITIES AND EQUITY

2,652,321.49

SOUTH WEBER CITY CORPORATION
BALANCE SHEET
MARCH 31, 2018

PENALTIES UTILITY FUND

ASSETS

55-11900	CASH IN CHECKING - COMBINED	.00	
55-13110	ACCTS REC - PENALTY FEES	.00	
		<hr/>	
	TOTAL ASSETS		<hr/> <hr/> .00

LIABILITIES AND EQUITY

LIABILITIES

55-21350	CUSTOMER DEPOSITS	.00	
		<hr/>	
	TOTAL LIABILITIES		.00

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
55-29800	BALANCE - BEGINNING OF YEAR	.00	
	REVENUE OVER EXPENDITURES - YTD	.00	
		<hr/>	
	BALANCE - CURRENT DATE	.00	
		<hr/>	
	TOTAL FUND EQUITY		<hr/> .00
			<hr/>
	TOTAL LIABILITIES AND EQUITY		<hr/> <hr/> .00

SOUTH WEBER CITY CORPORATION
BALANCE SHEET
MARCH 31, 2018

TRANSPORTATION UTILITY FUND

ASSETS

56-11900	CASH IN CHECKING - COMBINED	797,875.40	
56-13110	ACCOUNTS RECEIVABLE	11,331.23	
	TOTAL ASSETS		809,206.63

LIABILITIES AND EQUITY

LIABILITIES

56-21310	ACCOUNTS PAYABLE	.00	
	TOTAL LIABILITIES		.00

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
56-29800	RETAINED EARNINGS	.00	
56-29820	FUND BALANCE - CLASS 'C' ROAD	609,428.00	
	REVENUE OVER EXPENDITURES - YTD	199,778.63	
	BALANCE - CURRENT DATE	809,206.63	
	TOTAL FUND EQUITY		809,206.63
	TOTAL LIABILITIES AND EQUITY		809,206.63

SOUTH WEBER CITY CORPORATION
BALANCE SHEET
MARCH 31, 2018

GENERAL LONG-TERM DEBT

ASSETS

95-15600	DEFERRED OUTFLOWS	36,170.00	
95-18100	FUNDS TO BE PROVIDED	1,178,093.62	
95-19380	NET PENSION ASSET	509.00	
	TOTAL ASSETS		1,214,772.62

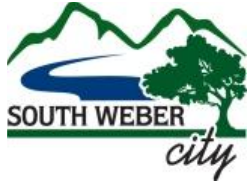
LIABILITIES AND EQUITY

LIABILITIES

95-23600	DEFERRED INFLOWS	18,347.00	
95-25010	LONG TERM - BUILDING AUTHORITY	.00	
95-25020	BRIDGE BONDS	.00	
95-25030	LONG TERM - FIRE TRUCK	.00	
95-25040	MUNICIPAL LEASE #II	.00	
95-25050	LONG TERM - WATER BONDS	.00	
95-25060	LONG TERM - FIRE TRUCK	.00	
95-25065	LESS CURRENT BONDS	78,000.00	
95-25070	LEASE-SNOW/DUMP TRUCK	.00	
95-25080	COMPENSATED ABSENCES	29,152.62	
95-25086	ACCRUED INTEREST PAYABLE BONDS	13,844.00	
95-25090	B&C ROAD BONDS	.00	
95-25095	SALES TAX REVENUE BONDS	938,000.00	
95-25100	FIRE BUNKER LEASE	.00	
95-25110	COPIER LEASE	.00	
	TOTAL LIABILITIES		1,077,343.62

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
95-29380	NET PENSION LIABILITY	137,429.00	
95-29800	FUND BALANCE ACCT - NOT USED	.00	
	REVENUE OVER EXPENDITURES - YTD		
	BALANCE - CURRENT DATE	137,429.00	
	TOTAL FUND EQUITY		137,429.00
	TOTAL LIABILITIES AND EQUITY		1,214,772.62



Council Meeting Date: May 8, 2018

Name: Mark McRae

Agenda Item: #5

Objective: HAFB to make Environmental Update before City Council

Background: Hill Air force Base is a Superfund site. HAFB monitors the contamination within South Weber City and other cities around the base. On a regular basis, generally annually, they come before the city council to update the council on the results of the monitoring and the source rehabilitation.

Summary: Annual report to the council on the current status of cleanup and monitoring efforts.

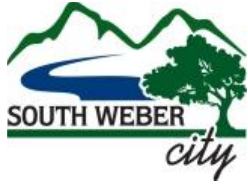
Committee Recommendation: NA

Planning Commission Recommendation: NA

Staff Recommendation: NA

Attachments: NA

Budget Amendment: NA



Council Meeting Date: May 8, 2018

Name: Mark McRae

Agenda Item: #6

Objective: Discussion on Development of Larry Ray Property

Background: This property is located with two counties, Davis and Weber. Mr. Keith Russell has requested to appear before the council to discuss his proposal for the property. He is desirous to change the county line and develop the property entirely within South Weber City.

Summary: Discuss possible annexation of property into South Weber.

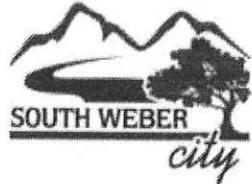
Committee Recommendation: NA

Planning Commission Recommendation: NA

Staff Recommendation: NA

Attachments: Request to be on agenda
Barry Burton memo

Budget Amendment: NA



South Weber City City Council Agenda Application

1600 East South Weber Drive • South Weber, Utah 84405 • Phone: (801) 479-3177 • Fax: (801) 479-0066

City Council meetings are held the second, third and fourth Tuesdays of each month beginning at 6:00 p.m.
This application must be submitted by 5:00 p.m. eight (8) days prior to the meeting.

Name: Keith Russell
Address: 1485 West Hill Field Road - Suite 204
Layton Utah 84041
Phone: 801-597-9100 cell
E-mail: krussell@ensignutah.com

Date of City Council Meeting you request to be placed on: May 8, 2018

PURPOSE/REASON TO BE ON CITY COUNCIL AGENDA:

Discuss the procedure to annex and develop the Larry Ray Property that is in both Davis County and Weber County. Interstate 84 on the north and South Weber Drive on the south @ ±120 West

WHAT IS YOUR RECOMMENDATION?

Dis connect from Weber County - Annex to Davis County and South Weber City -
Discuss Zoning at R-M for Property

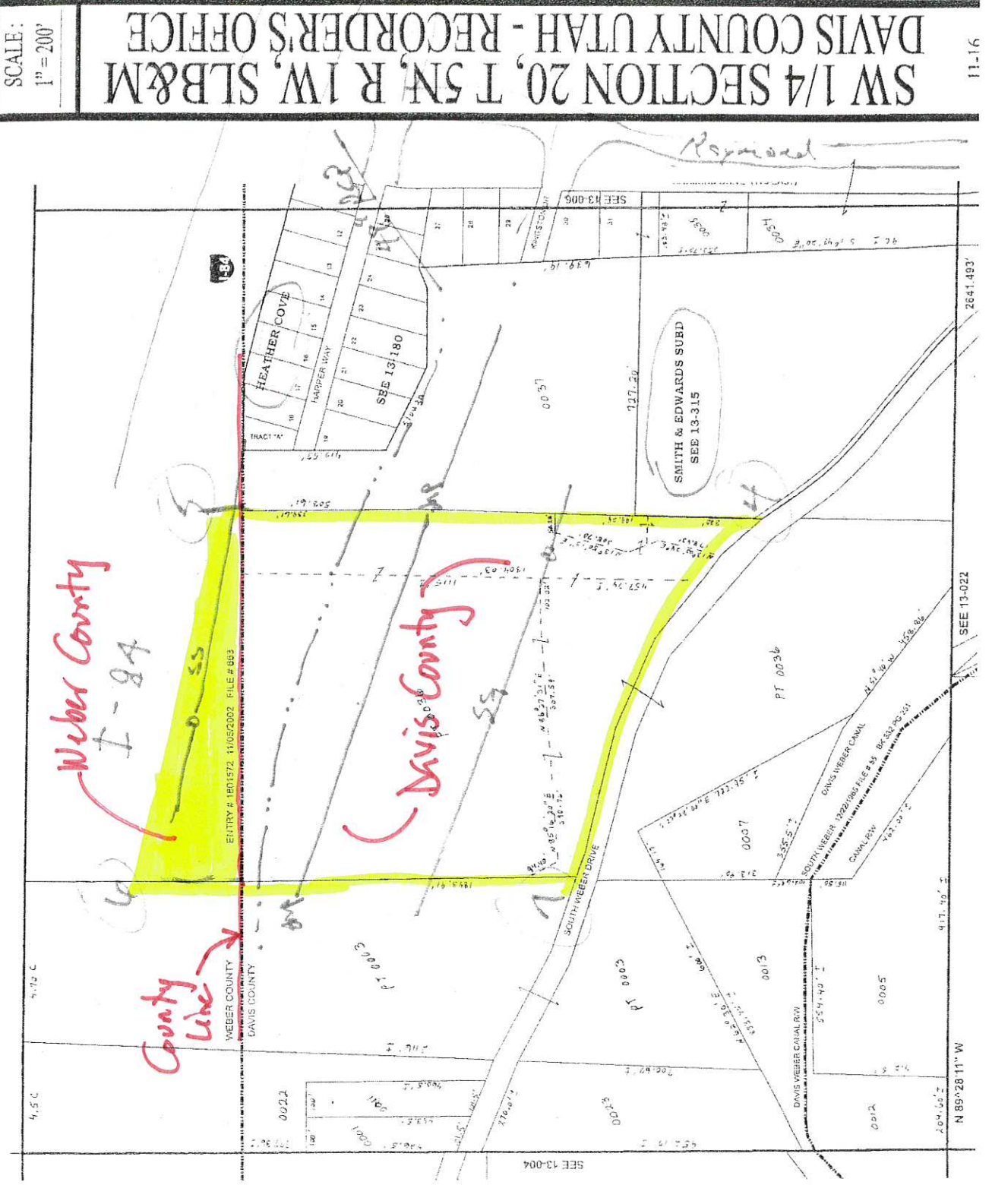
CITY DEPARTMENT INPUT:

SIGNATURE: [Signature] DATE: April 17, 2018

This application allows you to be placed on the City Council agenda for items of discussion only, no official action will be taken.

005 13

0022 Tracy L. Moore LLC	4.50
0023 Keith J. Moore LLC	4.50
0024 T.R. Ranches LLC	4.20
0025 T.R. Ranches LLC	1.00
0026 Tracy D. Box - IR	24.74
0027 Elite Training Services LLC	13.15



Adams

2-14-2012
R1 - 10/1/12



Community and Economic Development

Davis County Administration Building - 61 S. Main Street - Farmington Utah 84025
Telephone: (801) 451-3279- Fax: (801) 451-3281
Barry Burton/Director

LARRY D RAY PROPERTY ANNEXATION ISSUES

By Barry Burton

April 18, 2018

General:

This Property is in the west end of town just west of the Soccer Complex property. It is a total of about 40 acres in area, but approximately 5 acres are not in South Weber, but are in unincorporated Weber County. Some of the land that is in South Weber, about 15 acres, lies within the HAFB noise zone and cannot be developed into housing.

The Ray Family would like to sell this land for development purposes. The portion of the land in Weber County is annexable according to the City's Annexation Policy. All of the property that lies outside the noise zone, is zoned R-LM, low-moderate density residential. The portion of the property within Weber County is also slated for low-moderate density residential development in the General Plan.

Annexation Issues to Consider:

Although it is possible for a city to annex across a county boundary, there are things that must be considered before doing so. (Park City and Draper have done this) Would the property in Weber County be encumbered by existing service districts? Annexing the land into South Weber would not automatically remove the property from any existing service districts. If there are service districts, have they bonded for improvements and, in doing so, encumbered the property with a certain tax burden to pay off those bonds. Would Weber County emergency responders be expected to serve the area? If so, what would their response times be?

Another scenario for annexation would be to first facilitate a county boundary change, bringing all of the Ray property into Davis County, then annexing into the City.

Changing the County Boundary Line:

Minor changes in county boundary lines can be made in accordance with Section 17-2-209 of the Utah Code. This section specifies, among other things, that to accomplish such a change, the County Commissions of both counties must hold a joint public hearing and if they deem the change appropriate, issue a joint resolution of approval. There are some other steps that must be accomplished as well, but that is the gist of the process. Much easier said than done, I suspect.

Although the process of changing the County boundary line doesn't directly involve the City, I believe some kind of official blessing and encouragement on the City's part would be necessary in order for the County Commissions to undertake such an endeavor.



Community and Economic Development

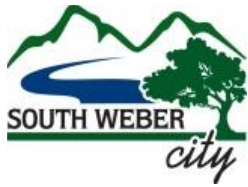
Davis County Administration Building - 61 S. Main Street - Farmington Utah 84025
Telephone: (801) 451-3279- Fax: (801) 451-3281
Barry Burton/Director

Recommendation:

If the City Council is of the opinion that annexation of the Weber County property would be a good thing, there are other considerations. There are at least four other property owners in this vicinity similarly affected and that are included in our Annexation Policy.

I strongly believe that the change of County Boundary lines would be the least complex way to deal with this issue in the long run, even if much harder to accomplish up front. I would recommend going that route and including all of such properties that are within the Annexation Policy. There may be properties that logically should be in Weber County, but are now in Davis that they may want to include in such a process, but that really isn't our issue. (It will be mine, however.)

If/when the county boundary line is adjusted, then property owners/City could proceed with the normal annexation process.



Council Meeting Date: May 8, 2018

Name: Mark McRae

Agenda Item: #7

Objective: Discussion on Extension of Kingston Dr.

Background: The city vehicle transportation plan and map show Kingston Dr. extending from the current stub on the east side of the Succor complex (Raymond Dr.) on west to the county line. During discussions with the soccer facility, the need to extend Kingston Dr. across this property was discussed. The need to expend Kingston Dr. further west was also discussed in the Planning Commission meeting of April 12, 2018. The item was not on the agenda and no official action was taken. It is not fiscally feasible for the Kelly Parke to put the road through. If this portion of his property was sold, it is unlikely that a developer could afford to pay for the road with an industrial development. When the Larry Ray property to the west develops, they will be required to also stub a road to the soccer property. This would leave the city paying the cost of the road and underground infrastructure if the two stub roads are to eventually be connected. Staff feel Kingston Dr. can end at Raymond Drive without any negative impact on growth and traffic movement in the future. Harper Way to the north will meet the traffic flow needs of this area. If the city council agrees to end Kingston Dr. at Raymond Drive, the processes to change the Vehicle Transportation map and eliminate the current stub road will begin.

Summary: Decision on ending Kingston Dr. at Raymond Dr.

Committee Recommendation: NA

Planning Commission Recommendation: NA

Staff Recommendation: End Kingston Drive at Raymond Dice

Attachments: Planning commission minutes

Picture from Vehicle Transportation Map

Picture from Zoning Map

Budget Amendment: NA

was stated the main concern is the traffic. Commissioner Grubb said if it is a problem, then we need to limit the number of vehicles versus limiting the type of use. It was stated if additional vehicle parking is needed, the applicant needs to coordinate with the City Engineer. Commissioner Walton suggested attaching UDOT's letter and recommendation letters from the City Engineer to the permit. Commissioner Grubb questioned item #6 concerning land use easements. Brandon said to his knowledge the only thing discovered was neighboring property owners were draining onto this property. He said that issue has been resolved. Commissioner Grubb suggested getting documentation that the issue has been addressed. This item will be on the agenda for 10 May 2018.

General Transportation Plan: Brandon Jones, City Engineer, discussed concerns with Kingston Way. He said the question is if the road is to go through that property in the future. He said the General Plan does show it going through. He said we show Harper Way also continuing through and he questioned if there is a need for both to go through. Commissioner Grubb said he thinks Kingston was scheduled to go all the way through. Brandon questioned how the Planning Commission would feel about a parking lot at the end of that. He said if it is important for the road to go through, there is a good chance, given the zoning, and there isn't many uses that would generate the kind of funds to build a road. He said if the intent is to go through, then the owner is likely to change his plans for future development. He doesn't it feel it is needed, given the limited use to the west. Commissioner Grubb said he doesn't see the need to have the road go through. Commissioner Osborne would rather see it stay and go through. Commissioner Walton said our roads are east west challenged. Brandon said there is property to the west that can be residential. He said the difficulty is there would be two stubs with Commercial Recreation property in the middle. Commissioner Osborne said he doesn't care either way.

PUBLIC COMMENTS:

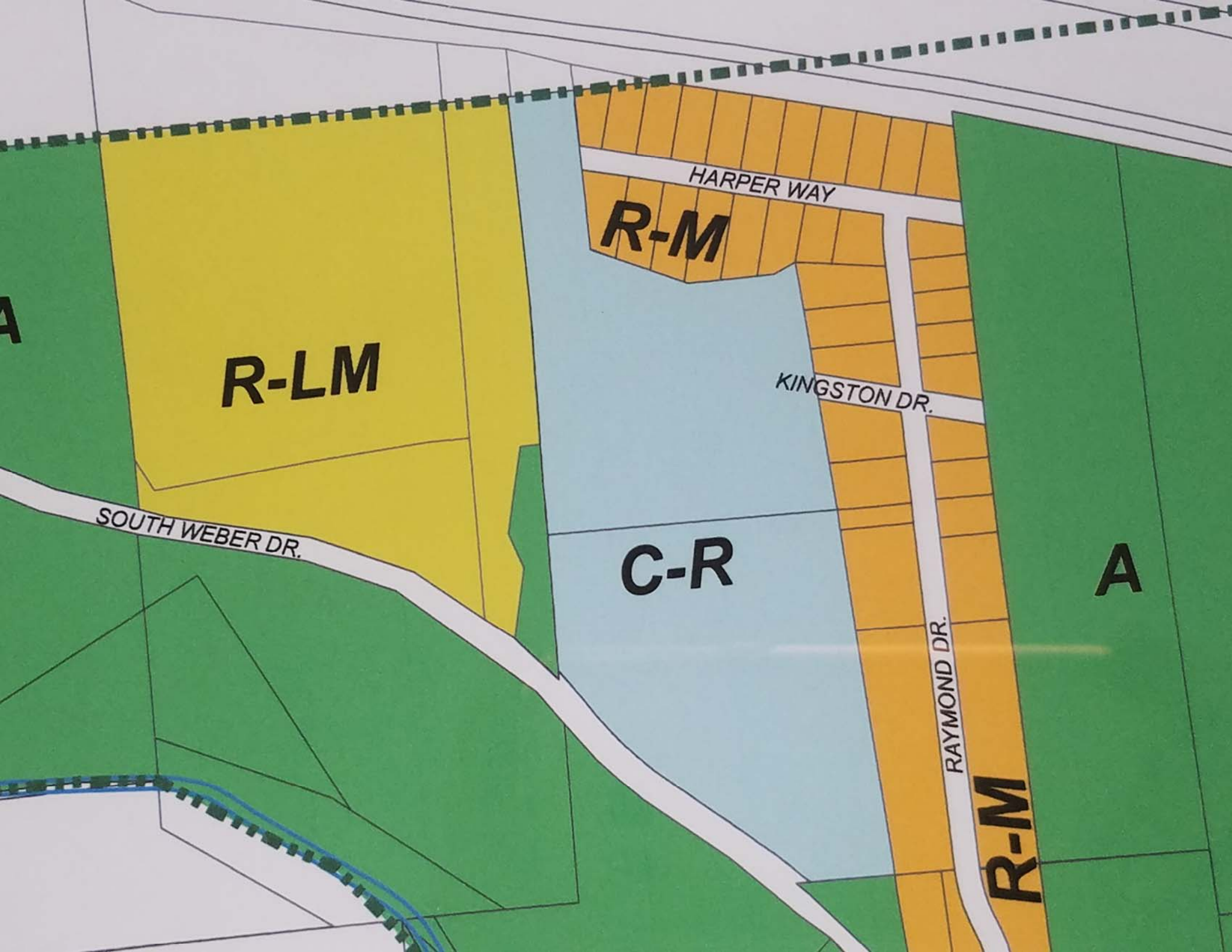
Mike Bastian, 7721 S. 1750 E., said he has a property on the corner of 1900 East and South Weber Drive. He said it is approximately 1/3 acre. He would like to do a duplex on that corner. Commissioner Grubb said it is only allowed in the R-L Zone. Mike would like to know why it isn't allowed in other zones. Commissioner Osborne would rather have individuals own their duplex versus leasing. Mike would like to know if the Planning Commission would be willing to look at allowing this use. Commissioner Grubb suggested not judging the tenant. It was stated the property is currently R-M. Commissioner Osborne suggested Mike contact Barry Burton. He would like to put it in as a discussion item.

PLANNING COMMISSION:

Commissioner Walton: He met with Mayor Sjoblom and she is requesting the Planning Commission look at a procedural review to develop recommendations near pollution plumes. She also wants review if the 2,000 feet buffer is too much. It was stated this item will be added to the 10 May 2018 agenda.

Commissioner Johnson: He reported a parcel between the Weber River and I-84 has been acquired by Weber River Pathway.

Commissioner Pitts: She attended the 10 April 2018 City Council meeting. She reported that the City Council approved RESOLUTION 18-14: Approval of License Renewal between South



R-LM

R-M

KINGSTON DR.

SOUTH WEBER DR.

C-R

A

RAYMOND DR.


R-M

HARPER WAY



MEMORANDUM

TO: South Weber City Mayor and City Council

FROM: Brandon K. Jones, P.E.
South Weber City Engineer 

CC: Mark McRae – South Weber City Manager (Acting)
Mark Larsen – South Weber City Public Works Director

RE: **6650 SOUTH STREET CLOSURE PROJECT**

Date: May 3, 2018

Yesterday, on May 2, 2018 at 4:00 pm., bids were opened for the 6650 SOUTH STREET CLOSURE PROJECT. Four bids were received. The results of the bidding are shown on the enclosed Bid Tabulation. We have checked the bids and found no errors. The bidders were also asked to provide a proposed start date and number of calendar days to complete the work. The dates and number of days proposed from each bidder are also shown on the Bid Tabulation.

We have reviewed all bids, start dates and completion days. Taking these factors into consideration, we recommend that the Council award the project contract to **ADVANCED PAVING AND CONSTRUCTION, LLC**, based upon their experience in doing similar work, their low bid of **\$44,351.00**, their start date of June 1, 2018, and their 21 calendar days to complete the work.

If the Council agrees with this recommendation, please pass a motion accepting the bid and awarding the project contract to **ADVANCED PAVING AND CONSTRUCTION, LLC** with their bid of \$44,351.00, starting on June 1, 2018, and completing the work by June 22, 2018. We will provide the Contract Agreement and Notice of Award to sign. We will also provide these documents to the contractor for their signature. In addition to the signed Notice of Award and Contract Agreement, the contractor is also responsible to submit the following within 10 days:

1. Performance Bond
2. Payment Bond
3. Insurance Certificates

When these documents have been received, we will schedule a Preconstruction Conference. At this conference we will issue a Notice to Proceed and discuss the construction details with the contractor prior to beginning the work.

BID TABULATION

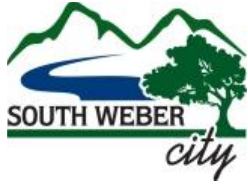
South Weber City 6650 S. Street Closure Project

Bid Opening: May 2, 2018 at 4 pm, Jones & Associates

Item	Description	Qty	Unit	Engineer's Estimate		Advanced Paving		Post Construction		Staker & Parson Co.		ABC	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Clear and grub turnaround area	2,030	sf	\$0.50	\$1,015.00	\$0.30	\$609.00	\$0.80	\$1,624.00	\$1.00	\$2,030.00	\$3.00	\$6,090.00
2	Remove existing asphalt	880	sf	\$2.70	\$2,376.00	\$0.35	\$308.00	\$1.05	\$924.00	\$1.70	\$1,496.00	\$4.50	\$3,960.00
3	Excavate to subgrade elevation, haul off and dispose of excess material (approx. 96 cy)	1	LS	\$500.00	\$500.00	\$2,360.00	\$2,360.00	\$3,500.00	\$3,500.00	\$5,700.00	\$5,700.00	\$5,700.00	\$5,700.00
4	Remove and dispose of existing chain link fence section	15	lf	\$15.00	\$225.00	\$10.00	\$150.00	\$25.25	\$378.75	\$12.00	\$180.00	\$16.70	\$250.50
5	Remove existing curb and gutter	25	lf	\$10.00	\$250.00	\$2.60	\$65.00	\$18.50	\$462.50	\$8.00	\$200.00	\$30.00	\$750.00
6	Furnish and install road base	160	ton	\$20.00	\$3,200.00	\$32.00	\$5,120.00	\$34.75	\$5,560.00	\$50.00	\$8,000.00	\$26.15	\$4,184.00
7	Furnish and install City Standard curb and gutter	90	lf	\$25.00	\$2,250.00	\$27.00	\$2,430.00	\$25.50	\$2,295.00	\$23.75	\$2,137.50	\$25.00	\$2,250.00
8	Furnish and install asphalt pavement (4" thick)	45	ton	\$85.00	\$3,825.00	\$110.00	\$4,950.00	\$125.00	\$5,625.00	\$115.00	\$5,175.00	\$146.00	\$6,570.00
9	Furnish and install concrete flatwork (6" thick)	720	sf	\$6.00	\$4,320.00	\$6.70	\$4,824.00	\$7.25	\$5,220.00	\$5.75	\$4,140.00	\$10.00	\$7,200.00
10	Furnish and install concrete flatwork (8" thick)	700	sf	\$10.00	\$7,000.00	\$9.00	\$6,300.00	\$8.75	\$6,125.00	\$6.75	\$4,725.00	\$12.00	\$8,400.00
11	Saw cut existing asphalt	80	lf	\$5.00	\$400.00	\$3.00	\$240.00	\$4.25	\$340.00	\$7.00	\$560.00	\$2.90	\$232.00
12	Furnish and install bollards	2	ea	\$700.00	\$1,400.00	\$500.00	\$1,000.00	\$1,200.00	\$2,400.00	\$1,300.00	\$2,600.00	\$680.00	\$1,360.00
13	Furnish and install jersey barrier	3	ea	\$750.00	\$2,250.00	\$770.00	\$2,310.00	\$850.00	\$2,550.00	\$1,200.00	\$3,600.00	\$860.00	\$2,580.00
14	Install 4" traffic striping	3,100	lf	\$0.40	\$1,240.00	\$0.80	\$2,480.00	\$0.45	\$1,395.00	\$0.45	\$1,395.00	\$0.56	\$1,736.00
15	Landscape repair	1	LS	\$500.00	\$500.00	\$655.00	\$655.00	\$2,000.00	\$2,000.00	\$4,000.00	\$4,000.00	\$3,050.00	\$3,050.00
16	Furnish and install new sign (post only)	11	ea	\$100.00	\$1,100.00	\$550.00	\$6,050.00	\$250.00	\$2,750.00	\$385.00	\$4,235.00	\$150.00	\$1,650.00
17	Furnish and install new sign	20	ea	\$75.00	\$1,500.00	\$225.00	\$4,500.00	\$150.00	\$3,000.00	\$120.00	\$2,400.00	\$225.00	\$4,500.00
TOTAL (Items 1-17)				\$33,351.00		\$44,351.00		\$46,149.25		\$52,573.50		\$60,462.50	
Proposed Start Date				NA		1-Jun-18		15-Jun-18		11-Jun-18		14-May-18	
Proposed # Calendar Days to Complete				NA		21		21		21		30	

Project Engineer Brandon K. Jones

Date 5/2/2018



Council Meeting Date: May 8, 2018

Name: Mark McRae

Agenda Item: #9

Objective: Discussion on Development of City Property on S Curve – Approx. 2100 E South Weber Dr.

Background: The City's owns property on the s curve at approximately 2100 E South Weber Dr. The property was put up for sale around a year ago and is zoned Commercial. Our real estate broker has advised us there are several developers who are interested in the property. But no developer is interested in the property for commercial development. Mr. Loock has made an offer to the city property contingent on the property being rezoned. Mr. Loock has requested to come before the city council and discuss his development proposal.

Summary: Discuss alternate use of city property which is currently for sale.

Committee Recommendation: NA

Planning Commission Recommendation: NA


Staff Recommendation: NA

Attachments: NA

Budget Amendment: NA

MEMORANDUM

TO: South Weber City Mayor and City Council

FROM: Brandon K. Jones, P.E.
South Weber City Engineer 

CC: Mark McRae – South Weber City Manager (Acting)
Mark Larsen – South Weber City Public Works Director

RE: 1375 EAST PAVING COST SHARE

Date: May 3, 2018

As part of the utility work required for the Ray Creek Estates Subdivision, much of the pavement in 1375 East (by Canyon Drive) had to be cut. The Developer is responsible to patch all of the utility trench cuts in the road. However, due to the number of cuts and the poor condition of the remaining pavement, the Public Works Department felt it would be best to remove all of the asphalt and install new pavement across the entire width of the road. We agree with and fully support this recommendation. This will provide for a much longer life on this road than if it was only patched.

The Developer is not responsible for the entire road. Therefore, a cost share approach was proposed and a bid to do the additional work was requested. The bid for the additional work that would be the City's responsibility came to **\$17,055** (see attached invoice from Wilcoxon Enterprises). We have reviewed this bid and feel that the unit costs are similar or less than other projects that we have recently bid out. For the added life and longevity of the road, we feel there is great value in participating.

We recommend that the City approve this expense and participate in this cost share opportunity.

Wilcoxon Enterprises
68 North 700 West Kaysville, Utah
Tel 8015584740

BILL TO

South Weber City

JOB SWC0418

1375 East asphalt cut and
removal per city approval on
4/18/2018. Ray Creek
paying for 2,750 ft². Total
of area 7,950 ft²

INSTRUCTIONS

Pay Upon Receipt. Ray Creek responsible for 2,750 ft².
South Weber agreed to additional ft² of 5,200. Road will
not be paved until this invoice has been paid in full to
Wilcoxon Enterprises.

ITEM #	DESCRIPTION	UNIT	UNIT (RATE)	UNIT (QTY)	TOTAL
1	Asphalt Cut and Remove	\$/ft ²	\$1.50	5,200	\$7,800.00
2	3" Asphalt New	\$/ft ²	\$1.65	5,200	\$8,580.00
3	UTBC	Cubic Yard	\$15.00	15	\$225.00
4	3 Collars	Lump Sum			\$450.00

SUBTOTAL

\$17,055.00

SALES TAX

-

SHIPPING & HANDLING

-

TOTAL**\$17,055.00**

Thank you for your business!