

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 11 September 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**

DEPUTY RECORDER:

Shelbie Cook

CITY MANAGER:

Dave Larson

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Brandon Jones (City Engineer), Mike Bastian, Dan Murray, Troop #433, Franz Fische, Doug Bitton, Blayne Cooper, Carter Jeppsen, Jon Winkfield, and Jeff Eddings.

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

PLEDGE OF ALLEGIANCE: Council Member Petty

PRAYER: Council Member Winsor

CONFLICT OF INTEREST: None

APPROVAL OF CONSENT AGENDA:

- **Approval of July 2018 Budget to Actual Report**
- **Approval of 14 August 2018 City Council Meeting Minutes**
- **Approval of 21 August 2018 City Council Meeting Minutes**
- **Approval of August 2018 Check Register**

Council Member Hyer moved to approve the Consent Agenda. Council Member Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, and Winsor voted yes. Council Member Taylor abstained as he was excused from the meetings. 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. There was no public comment.

Discussion on Commercial Viability of Frontage Road Property: Mayor Sjoblom stated Dan Murray, property owner of the in-line commercial building with Burly Burger and Little Caesars Pizza, also owns additional property along the north side of South Weber Drive and property south of Maverik on the frontage road. He is here to discuss the viability of commercial use on his property, which is currently all zoned C-H Highway Commercial.

Dan Murray presented a conceptual site plan. He said he is in discussion with a coffee shop. He isn't sure what will happen to the property going west but he did present a second inline building and an office building. He doesn't think there is a demand to fill the north side of South Weber Drive with retail. He feels there is a great opportunity in South Weber, but not all retail. Council Member Taylor asked about Chick-fila. Mr. Murray said South Weber is a little bit different because of the barriers with the hill separating Hill Air Force Base, the interstates, and the toll road. He discussed the traffic study count of approximately 15,000 done by Reeve & Associates. He said Maverik and Burly Burger have done well. He said with the property he has he can accommodate another 20 tenants but the 4 acre piece south of Maverik, he gets requests for multi-family. He feels the prime commercial is the property fronting South Weber Drive. He would like to get the feelings from the council concerning the 4 acre property south of Maverik and the possibility of it being residential. The property is currently C-H. He would like to see a townhouse project in there. He said there is approximately 1/2 acre affected by the pipeline, in which there is no structure that can be built on it. Council Member Hyer asked Mr. Murray if he has looked at some type of mixed use. Mr. Murray said he wouldn't do it because he doesn't think he can lease out the commercial. Mayor Sjoblom asked if the council is interested in rezoning to accommodate some sort of townhome or high-density housing. Council Member Taylor said he would like to see more commercial. Mr. Murray said this area will not accommodate big box stores. Council Member Hyer stated the council turned down a similar multi-use proposal almost one mile down the street from this location. Mr. Murray said if he can get 30 townhomes in close proximity of the commercial, it will help. Council Member Winsor said his primary concern with any change to the master plan is the infrastructure that can support it. Council Member Halverson agrees. Brandon Jones, City Engineer, said he is currently running the sewer model to be able to give specific numbers in ERU's of what is available along this corridor. He said this information will be coming in the near future. Council Member Halverson said he can see how hard it would be to develop this particular piece as commercial. Council Member Petty is concerned about the possibility of a business failing. Council Member Winsor sees an issue with traffic and he does see an opportunity for exchanging property to improve the flow of traffic with the charter school. Mr. Murray said the site plan does identify an area behind the Maverik for that.

Approval of Purchase of New Backhoe

Mayor Sjoblom stated in April 2007, the city bought out the lease on the current Case 580 backhoe for \$18,000. It has served the city well, but as maintenance costs have increased, it is time to replace it. The 2018 Water department budget includes \$95,000 for the purchase of a new backhoe. Mark Larsen has reviewed the various brands of backhoes available on State Contract. Staff is recommending the purchase of a Case 580SN T4B Extendahoe at \$94,750 less the trade

in of the old backhoe for \$24,000, making for a total purchase price of \$70,750 from Century Equipment. The new backhoe includes a 4 in 1 bucket.

Council Member Winsor encouraged staff to keep net verses gross expenses separate. Council Member Hyer would like to see two or three different options. He would also like to understand the logic behind the decision. Council Member Winsor said in this particular purchase it does show the State Contract. Dave Larson, City Manager, said he understand and feels the city staff can do a better job with that.

Council Member Petty moved to approve the purchase of a Case 580SN T4B Extendahoe Backhoe for \$70,750 from Century Equipment. 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 18-46: Declaration of Surplus Property - 1979 American LaFrance Fire Truck: Mayor Sjoblom stated in August of 2005, South Weber bought a 1979 American LaFrance fire truck from Layton City for \$20,000. This truck is commonly referred to as the "aerial". Standards for fire trucks have changed since then and this truck was grandfathered in for South Weber. We have been able to use it but are prevented from selling it to another fire agency to continue to use it as a fire truck. 3 years ago, the city council voted to begin setting aside funds to purchase a new truck. In August of this year, the new fire engine arrived. This 1979 fire truck is past its useful life and has been very expensive to maintain. It is staff's recommendation that the 1979 American LaFrance Fire Truck be declared surplus property and authorize staff to deliver it to TNT Auctions to be auctioned off with the necessary restrictions that it cannot be put into fire service within the USA.

Dave Larson said they did ask the question if there is any historical value for it and decided there isn't.

Council Member Halverson moved to approve Resolution 18-46 – Declaration of Surplus Property for 1979 American LaFrance Fire Truck. 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.

REPORTS:

Council Member Taylor: He said a few years ago he put together a grab and go kit for emergency preparedness. He would suggest having an open house to help get people prepared. He reported that the street lights at the park and ride need to be fixed. He reported that the intersection of 7975 South & 8100 South has become a traffic hazard and needs to be repaired.

Council Member Hyer: He said concerning the recent gas leak at the elementary school and the evacuation of certain residents, some individuals questioned why evacuating to the church, when they lived further away from the gas leak then the church. Dave Larson said in any kind of emergency there are always lessons learned and they have had discussions concerning what the city needs to do better. Mayor Sjoblom recommended updating the Emergency Operating Center (EOC) information. Council Member Hyer has been approached by an individual concerning

recycle bins. He would suggest looking at options for recycling. He would suggest putting information in the city newsletter.

Council Member Petty: She asked about possible signage along I-89 for “jake brakes”. She asked if the digital sign can announce train rides the third Saturday of the month.


Council Member Winsor: He will not be in attendance at next week’s meeting.

Mayor Sjoblom: She reported on the gas leak last night at the South Weber Elementary School Fall Festival. She said the neighborhood to the west was evacuated to the church on South Weber Drive. It was repaired. She thanked the South Weber Fire Department for all their service.

Dave Larson, City Manager: He attended the Utah Outdoor Summit. He received a lot of helpful information concerning outdoor uses for cities. Mayor Sjoblom suggested discussing this item at the next summit. He will be attending the Utah League of Cities and Towns Conference in the next few days. He said this city has a great team of first responders and personnel.

ADJOURNED: Council Member Winsor moved adjourn the Council Meeting at 7:10 p.m. Council Member Taylor seconded the motion. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.

APPROVED:

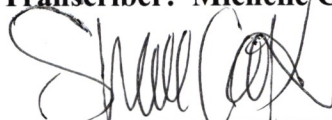


Mayor: Jo Sjoblom

Date 9/25/18



Transcriber: Michelle Clark



Deputy Recorder: Shelby Cook

Attest:



