

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 13 February 2018

TIME COMMENCED: 6:01p.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 MANAGER:

Mark McRae

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Wes Johnson, Tim Grubb, Rob Osborne (Planning Commission), Layne Kap, Chris Tremea, Cole Fessler, Brandon Jones (City Engineer), Bruce Young, Xavier Munguia, Jaxon Fessler, Kaysan Cooper, Kamden Cooper, and Tammy Long.

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

PLEDGE OF ALLEGIANCE: Council Member Winsor

PRAAYER: Mayor Sjoblom

CONFLICT OF INTEREST: None

CONSENT AGENDA:

- **Approval of 12 January 2018 City Council Summit Meeting Minutes**
- **Approval of 16 January 2018 City Council Meeting Minutes**
- **Approval of 23 January 2018 City Council Meeting Minutes**
- **Approval of January 2018 Check Register**
- **Approval of December 2017 Budget to Actual Financial Statements**

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

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.

Wes Johnson, 1471 Canyon Drive, said in October the Planning Commission was given a couple of documents to review, of which they only had a few days to review. He then referenced the Impact Facilities Plan Page 14 – under grants it says that city is unaware of any grants. He said in 2017 there was \$350,000 available and in 2018 there is approximately \$500,000. He then listed various grants available for trails, parks and recreation etc.

Approval of Grant of License to Lisa Gidley for lease of city owned property: (This item has been removed from the agenda)

Approval of equipment purchase for new fire engine:

Mayor Sjoblom stated as discussed when purchasing the new engine, the Fire Department is requesting 75,000 dollars to outfit it. This money is in the 2018 fiscal budget. All procurement policies have been complied with. This list includes some items already purchased but gives you an idea of why this is listed as a bulk purchase rather than individual items. Council Member Hyer appreciates the Fire Department for putting together the detail of equipment items. Cole Fessler said multiple quotes were received.

Council Member Winsor moved to approve the equipment purchase for the new fire engine as per the packet. 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.

Approval of purchase of Fire Department radios: (This item has been removed from the agenda)

RESOLUTION 18-07: Appointment of Flood Plain Manager:

Mayor Sjoblom said South Weber City has a small parcel of land which has been designated as being in the flood plain. This property is located on the north side of the Weber River and east of Cottonwood Drive as it bends towards Uintah. South Weber is required to have a designated Flood Manager, even though the area is very small, and the manager seldom is called upon to sign documents or function in this capacity. However, the training and certification of the manager is extensive and expensive. Barry Burton is our city planner and he is also the Flood Plain Manager for Davis County. She said Barry has willingly agreed to accept this position. As our planner he understands the nature of the job in this city.

Council Member Hyer moved to approve Resolution 18-07 – to appoint Barry Burton as the Flood Plain Manager. 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 18-08: Appointment of Deputy City Recorder:

Mayor Sjoblom stated part of the City Recorder's job is to attest city official signatures. In the absence of the City Recorder, our rules and policies make no designation of a person who can function in this capacity. Also, with Mark McRae's current appointment as Acting City Manager, he cannot attest his own signature on documents. Lisa Smith assists Mark with many of the

recorder duties and does an excellent job. When appointed Deputy Recorder, she can legally function in Mark's absence, or attest his signature as Acting City Manager. This is a very minor change to her current duties and there is no proposed change in her compensation.

Council Member Halverson moved to approve Resolution 18-08 – to appoint Lisa Smith as the Deputy City Recorder. 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 18-09: Approval of Final Plat: Riverside Place Phase 3: Mayor Sjoblom stated the Planning Commission has recommended approval of the Final Plat for Riverside Place Phase 3. Brandon reviewed his memo of 8 February 2018.

Brandon Jones, City Engineer's, memo of 8 February 2018 is as follows:

Our office has completed a review of the Final Plat (received January 23, 2018) and Improvement Plans (received January 5, 2018) for the Riverside Place Phase 3. We recommend approval, subject to the following items being addressed prior to recordation of the plat.

GENERAL

1. A letter approving the proposed improvements in this phase is needed from the South Weber Irrigation Company. (**Brandon stated the city has received this letter**)
2. There are several items that we feel need to be addressed in a Development Agreement (e.g. payment for the developer's proportionate share of Old Fort Road, storm water detention, the vacation of Spaulding Drive – a stubbed street not being connected, etc.). We are currently working with the developer on these items. We would recommend this agreement be approved prior to the Phase 3 plat being recorded. (**Brandon reported that he is still working with the developer concerning these items**)

PLAT – No comments.

IMPROVEMENT PLANS – No comments.

FOLLOWING APPROVAL

3. The final approved plans need to be stamped and signed by a Licensed Professional Engineer. Our office will approve the official construction set to be used and referenced by all associated parties.
4. A preconstruction meeting will need to be held with the developer's contractor, other utility provider personnel and City Staff prior to the commencement of any construction.
5. A cash escrow account will need to be set up in a federally insured institution as a guarantee for all improvements not yet constructed (the cost estimate must be approved by the City Engineer). This will need to be done prior to the plat being recorded. This amount includes a 15% Contingency on all improvements remaining at the time it is established and a 10% Guarantee on all improvements.

Council Member Winsor questioned why the developer would be allowed to move forward when Old Fort Road needs to be a fully improved road. Brandon said the developer agreement will

address the developer paying a proportionate share of Old Fort Road. Council Member Hyer would like to see the developer agreement in place prior to any construction. Brandon stated the only construction would be underground utilities and the road prior to the developer agreement.

Tim Grubb, 6926 S. 475 E., said developer agreements help to accomplish outside things that deal with a development. He understands Old Fort Road is a concern, and they are willing to escrow funds for Old Fort Road improvements. He said there is another access right of way to the public park. He said Phase 1 & 2 have been improved and the City has funds for that. He said there are existing homes on Old Fort Road, so he would ask for a definition of "improved". He said Phase 3 doesn't touch Old Fort Road. He said there is a question as to what amount is needed for Old Fort Road and those negotiations need to take place.

Brandon said the storm drain line was brought down Old Fort Road and its needs to be patched. Council Member Hyer asked if a dollar amount has been established for the developer's fair share of Old Fort Road. Brandon said we do not. He said the definition of a fully improved road needs to be discussed. Council Member Hyer is concerned about adding additional traffic on Old Fort Road and the wear it will take on it. Brandon said the development agreement will require the developer to agree to a cost for Old Fort Road and include it with the development agreement. Council Member Winsor has a problem with approving this tonight until a development agreement is in place. Tim Grubb said we have been waiting on the city as to what they want to do with Old Fort Road. Council Member Halverson asked if the developer is ready to put the improvements in with the risk that the development agreement may take time. Brandon said the City Attorney will review the development agreement. Discussion took place regarding the time frame for the development agreement and the opportunity for the council to review it. It was stated the council will review the development agreement in two weeks. Council Member Petty is concerned about having all checklist items completed before approval.

Council Member Hyer moved to approve Resolution 18-09 – Final Plat for Riverside Place Phase 3 contingent upon final plat recording taking place following an approved development agreement. Council Member Taylor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Taylor, and Winsor voted yes. Council Member Petty voted no. The motion carried 4 to 1.

Discussion of City Manager position: Council Member Taylor suggested advertising for the City Manager position. Mayor Sjoblom thanked Mark McRae for currently serving as the interim City Manager. Mayor Sjoblom feels this position should be advertised and Mark McRae does have the opportunity to apply. Mayor Sjoblom has spoken with Matt Dixon who is willing to help along the way. Mark suggested advertising with the Utah City Manager's Association, Utah League of Cities and Towns, Utah Association of Treasurers, etc. Mayor Sjoblom suggested advertising with Wasatch Front as well. Mark said Utah City Manager's Association offered to send a couple of City Managers to sit in on the review committee. It was decided the council will give their suggestions to Mayor Sjoblom and she will meet with Mark McRae.

Discussion of contract with Davis County for Law Enforcement Services: Mark McRae discussed the history of the contract and the city's interest in a five year contract and Davis County wanting only a one year contract. He said there are concerns with whether or not the city

is getting what the contract states. He said the contract is currently expired. Council Member Winsor said Davis County is trying to come up with dollar amount, which seems to be quite a bit higher than the last contract. He suggested Mayor Sjoblom contact Davis County and let them know South Weber City wants a representative from the city to sit in on meetings.

Discussion on city owned property at approximately 1080 Lester Dr: Mayor Sjoblom asked the council if they would like to put the property up for sale or lease the property. She said because of the road that needs to go in, it may be a difficult sale. She thinks it may be beneficial to lease the property to help with maintenance in keeping the weeds down. Brandon recommends the sale is contingent on the road. Council Member Winsor said the road is part of the general plan. Mark McRae said if the council wants to lease the property, an agreement needs to be put in place. Council Member Halverson recommends leasing the property. It was stated any money received will go into the general fund. Discussion took place regarding whether or not to rezone the property to residential. The council agreed to the leasing of the property for now.

REPORTS:

Mayor Sjoblom: She stated that Wasatch Integrated Management (WIW) has a new machine they are demoing that covers the daily garbage with plastic. She said the plastic replaces 6 inches of dirt because the unevenness didn't cover fully. She said WIW has received only 2 complaints of odor in the last two months. The cover seems to work better. She said WIW is asking for bids for final cover around north and northeast perimeter of active fill. This is the area closest to South Weber. It will cover approximately 385,000 sq. feet of garbage. That moves the active portion of the landfill about 270 ft. further away from South Weber. She met Thursday with Country Fair Days Committee with Holly Williams, Tani Lynch, and Vicki Christensen. She said they are in the process of becoming a non-profit organization. Mayor Sjoblom met yesterday with Kris Peterson, UDOT Region 1 Director, to discuss solutions to repair the I-84 Bridge. She said they discussed lengthening bridges to accommodate trails on I-84 and I-89. They reviewed South Weber plans for a road connection from I-84 into Layton.

Council Member Taylor: He asked for a copy of the Davis County Sheriff's report.

Council Member Winsor: He attended the Mosquito Abatement Meeting and West Nile virus is active. He said the Finance and Administration Committee is meeting following this meeting.

City Manager: Mark McRae reported the city has received an addendum from Davis County Animal Control. He said the lights in the City Office, City Shops, and Fire Station have been replaced with LED lighting. He is working on the Train agreement. He suggested the Recreation Committee review the agreement. He said a proposal will be coming to the Council concerning street light maintenance. Council Member Halverson reported that there are street lights out on Petersen Parkway.

Planning Commission: Commissioner Osborne reported that he will be the chairperson for the upcoming year. He said Wes Johnson will continue to be the representative for the Sketch Plan Committee. He reported the Planning Commission has recommended the council approve the

Winchester property rezone request. He asked the council how the Planning Commission should proceed with the denial of the overlay buffer zone. Tim Grubb asked if there is a desire to preserve the trees along I-84, which is identified on the master plan as a buffer area. He said the Planning Commission would like clear direction. He said there isn't a plan in place to help control what happens. He said the plan can include the location of the frontage road, trail, etc. He said Brent Poll has concerns with Hill Air Force Base contamination. He feels someone needs to contact Mr. Poll and let him know that the Planning Commission must follow the law.

ADJOURNED: Council Member Hyer moved to adjourn the City Council meeting at 8:11 p.m. Council Member Petty seconded the motion. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.

APPROVED:

Mayor: Jo Sjoblom

Date 2/27/18

Michelle Clark
Transcriber: Michelle Clark

Attest:

Mark McRae
City Recorder: Mark McRae

