

# SOUTH WEBER CITY COUNCIL WORK MEETING

**DATE OF MEETING:** 20 September 2016

**TIME COMMENCED:** 5:30 p.m.

**PRESENT: MAYOR:**

Tammy Long

**COUNCILMEMBERS:**

Scott Casas  
Kent Hyer (arrived 5:44 p.m.)  
Marlene Poore  
Merv Taylor  
Jo Sjoblom

**CITY RECORDER:**

Elyse Greiner

**CITY MANAGER:**

Tom Smith

**CITY ATTORNEY:**

Doug Ahlstrom

**CITY ENGINEER:**

Brandon Jones

**Transcriber:** Minutes transcribed by Michelle Clark

**VISITORS:** Gary Keddington, Nathan Rich, Pam Kramer, Ron & Karen Anderson, Wes Johnson, Bill Petty, Geoff Ellis, Daniel Schilling, Tim Grubb, Keith Christensen, Mark Larsen, Bryan Wageman, Jason Tubbs, and Blair Halverson.

## **ACTION ITEMS:**

### **Approval of August 16, 2016 work meeting minutes:**

**Council Member Sjoblom moved to approve the 16 August 2016 work meeting minutes. Council Member seconded the motion. Elyse called for a roll call vote. Council Members Casas, Poore, Taylor, and Sjoblom voted yes. The motion carried.**

**Bid approval for Heather Cove/Raymond Dr. Storm Drain project:** The bids received are as follows:

D&J Grading	\$293,070.70
Skyview Excavation	315,260.00
Reynolds Excavation	324,312.00

Tom said this project will be done in phases. He anticipates completion time for the sewer portion to be the middle of October. The re-pavement will take place in the spring. He said the City staff is recommending D&J Grading.

**Council Member Casas moved to award the bid to D& J Grading for \$293,070.70 for Heather Cove/Raymond Dr. storm drain project. Council Member seconded the motion. Elyse called for a roll call vote. Council Members Casas, Poore, Taylor, and Sjoblom voted yes. The motion carried.**

**DISCUSSION (possible action):**

**City Auditor Keddington & Christensen presentation:** Gary Keddington, of Keddington & Christensen, introduced himself. He said they provide services for South Ogden and Washington Terrace. He said there are several other cities they audit as well as special districts. He said they are the finance director for nine different government entities. He said the plan will be to begin next month. He said they will be asking some of the Council questions as well as City staff. He said the audit will be ready and finished by the end of the year so that the City can meet the deadline. Council Member Casas said there have been problems with the previous audits and he is hoping to see more accountability. Mr. Keddington said if the record keeping wasn't done very well, it can be difficult. Council Member Poore is concerned about depreciation. Mr. Keddington said he looks forward to working with South Weber City.

**Wasatch Integrated Waste Manager updates:** Nathan Rich, Executive Director for Wasatch Integrated Waste, said they are a special service district. They handle approximately 270,000 tons of waste. He said they have an integrated approach to waste management. He said half of the waste goes to the Energy Recovery Facility. He said they provide about 25% of the energy to Hill Air Force Base. They currently have a mixed waste pre-processing facility. He said they also operate the landfill. He said they have a large citizen drop off area, household hazardous waste drop off, thrift store operation, green waste recycling and composting, metals recovery, and landfill gas to energy project with HAFB. He said they have approximately 20 years or more with the Davis Energy Recovery Facility. The Davis Landfill has 25 years to capacity, 7 to 10 years commercial scale, and transfer station to regional landfill. He said their waste contains a substantial amount of recyclables. They are looking at expanded materials recovery that would allow them to recover additional recyclables (cardboard, aluminum, steel, and plastics). He said they are looking at a Transfer Station, which is designed to be expandable. This will be an \$8 to \$10 million project. It will recycle about 10% of the residential waste. This project will require financing. It will cost \$2 per month increase in the household use fee, which is currently \$5.20. This facility could be operating early 2018. Council Member Casas asked about the percentage of green waste. Nathan said most of the cost is in collection fees. He said a City will not save money by going to curb side green waste. Council Member Casas said South Weber City does not have a recycling program.

A resident, living on Deer Run Drive, asked about the odor coming from the facility. He recently moved to South Weber and was told it wasn't bad, but it has been bad lately. Nathan explained the process and said they are currently active in phase 5, which is closer to South Weber City. He said they have tried wood chips, covering, sprays, etc. to help with the odor. The Council thanked Nathan for his attendance.

**Pam Kramer, Division of Wildlife Resources to discuss UDOT owned parcels on the Weber River – potential transfer to South Weber City:**

Pam Kramer, from the Division of Wildlife Resources, discussed a UDOT owned parcel on the northern boundary of South Weber and its role in the City's trail system. She would like the City

to assume the property from UDOT on the south side of the Weber River. She said it would come with a Division of Wildlife Resource easement. Council Member Hyer asked about access. Discussion took place regarding the future plans for the trail going from 475 East through the Frisbey property. It was stated that the Frisbey property is in the flood plane. Jeff Ellis discussed the vision for the trail going all the way up to Highway 89. He said when they get to building the trail they will have to look at who will be responsible to maintain the trail. Wes Johnson discussed possible access points to this property. Jeff said to complete the whole pathway will depend on negotiations with private property owners. He said the timeline is still a few years out. He said the trail would be a road base gravel trail. He said maintenance would be removing falling trees. Pam said the property would come with a reversion clause. Mayor Long said Job Corp's forestry department may be interested in doing the maintenance. Tom is concerned about the weed maintenance and trash that will need to be removed if the City takes responsibility. Doug Ahlstrom, City Attorney, said if someone is injured on the City's portion of the trail, the City will be liable. Council Member Hyer said we support the trail but asked if there is any reason why UDOT couldn't be responsible, since it is UDOT property. Jeff said that is a possibility. Tom said the City is in support of the idea, but concerned with maintenance and liability. Tom said he is willing to work with Uintah staff in persuading UDOT. He will set up a meeting with UDOT.

### **Ron Anderson's property purchase request**

Karen Anderson approached the City Council and said she received a broker's opinion of land value concerning the City property on Canyon Meadows Park. They are requesting 12 feet of park property to extend their backyard. Their proposal is for approximately 1697.64 square feet at \$1.00 to \$1.25 per square foot. Karen said they can have the property surveyed and she works for a title company that can take care of the deeds. Ron pointed out the triangle piece of property that they purchased from Perry Homes. Karen said their intent is to keep it open and have access to the park and not fence it. She discussed putting in a landscaped berm. Ron said he is looking at the possibility of a 2 ft. rock wall around the berm. Karen said the train track could eventually come up to their property. Council Member Casas discussed the lot the City recently purchased for \$85,000. He said that is approx. \$8 per square foot. Karen said agricultural land has a different price range. Tom is concerned about the precedent this could set for selling property at this rate. Council Member Poore discussed the fact that the Canyon Meadows scheme doesn't show the track going up that way. Ron and Karen said they moved there because of the train track, which they said was approved by the Council at the time. Ron said he feels the purchase of this property will help take care of possible riff raff in this area. Doug Ahlstrom said if the Council is interested, this purchase needs to be done through resolution and a public hearing. Ron said they are willing to pay for all the fees. Mark Larsen said five years from now the whole plan for the park can change. Discussion took place regarding reviewing the deed and whether or not there was a density bonus when the PUD was approved.

**Council Member Casas moved to deny the proposal for Ron Anderson's property purchase request. Council Member Taylor seconded the motion. Elyse called for a roll call vote. Council Members Casas, Poore, Taylor, and Sjoblom voted yes. Council Member Hyer voted no. The motion carried 4 to 1.**

### **Review of Snow Removal Policy**

Tom said last year the Council expressed that there were concerns about the policy and the level of service it was providing; specifically storm response time. Council Member Poore remembers the problem being whether or not the Sheriff Department called. Bryan Wageman suggested letting the Sheriff Department know the City's expectations. Council Member Hyer said there will be times when the snow comes faster and deeper, but he said someone needs to be ready to go. Mark Larsen said if the Sheriff's Department calls then they are ready to go. Council Member Casas said the goal is to have what happened last December, not happen again. Bryan said after that they had the person on call contact the Sheriff's Department at 4:00 a.m. Council Member Casas doesn't have a problem with the policy. It was decided the Council is okay with the policy.

### **Review of Maintenance II job description including Building Inspector**

Tom said as the Council requested, an RFP was sent out for building inspector services. He said the goals set at the summit included: public safety, provide basic services, cost efficiency, and growth oriented. He said the primary goal is to save money. Maintaining existing infrastructure is one way to do that. He reviewed the services the Public Works Department is responsible to conduct with water valves, fire hydrants etc. He said it is also the City's responsibility to prepare for an increase in infrastructure with newly approved subdivisions. He said there are currently four employees in the Public Works Department with an increase in infrastructure and increased demand for service. Tom reviewed the Public Works organization chart.

Council Member Poore discussed other cities breaking up the duties of the SWPPP requirements between the City Engineer, City Manager, Developer, etc. Brandon Jones said the City has a Storm Water Facilities Plan. Council Member Poore would like to look at the Storm Water Facilities Plan. Brandon said he can put together a presentation concerning the Storm Water Facilities Plan.

### **Council Member Hyer left the meeting at 8:02 p.m.**

Tom reviewed the Maintenance II SWPPP/Bldg. Inspector job description and time requirements. Tom said there are federal mandates on how the City is to conduct their business. He said the City is spreading their resources too thin to the point that saving money will not be achieved in the coming months; deferring capital maintenance will never save the City money.

Council Member Casas discussed money spent in the budget for part-time employees. Mark McRae said salaries are distributed amongst all the funds. Tom reviewed the job description of the Public Works Director and stated he oversees all operations of the department. He said the Maintenance II acts as field supervisors.

### **Council Member Hyer arrived at 8:31 p.m.**

**Keith Christensen, 1411 E. 7425 S.,** said the City wants to look good, and these guys want to look good. Tom said if the Council decides not to hire a Maintenance II the service will change. He then reviewed the responsibilities of the Public Works employees in the winter months. He would recommend the Council hire a Maintenance II position. He suggested hiring two laborers at \$13 per hour rate.

Council Member Poore said she is opposed to making a decision tonight. She said there are no numbers that support what is needed. She referred to Fruits Heights job description. She said they have four public works employees. She would like to look into contracting out the parks for the spring as well as a building inspector. She would like to reallocate positions. She feels there needs to be more research done before jumping in to hiring. Council Member Casas suggested contracting out building inspections. Tom said he sent out an RFP and didn't receive any applications. Tom reviewed the information he received from Utah Cities Data. He said no one City operates the same or has the same form of government.

**Council Member Sjoblom moved to continue with hiring a Maintenance II and two laborer employees. She feels Tom has made a good argument tonight and she feels the City is hurting and infrastructure is hurting. She said building inspections is a small part of public works. She said it bothers her that the same thing is happening with Public Works that happened with the office administration. She doesn't feel they are deserving of the treatment they are receiving. She feels it is important to retain the employees that you have got. She said when you have to replace employees, it will cost more in the long run. Council Member Hyer seconded the motion. Elyse called for a roll call vote. Council Members Hyer and Sjoblom voted yes. Council Member Poore and Casas vote no. Council Member Taylor abstained. Mayor Long voted no. The motion died.**

**Council Member Sjoblom moved to hire one additional employee as a Maintenance II – SWPPP employee position. Council Member Hyer seconded the motion. Elyse called for a roll call vote. Council Member Sjoblom, Hyer, and Taylor voted yes. Council Member Casas and Poore voted no. The motion carried 3 to 2.**

Council Member Hyer said Tom has put a lot of time and effort into this research. He said he is the City Manager and we need to allow him to do the job that he has been hired to do. He is concerned that the City is going down hill. He feels that we are all trying to do what is best for the City. He feels putting the right people in place saves money for the City. He pled with the Council to go forward with the plan that Tom has laid out. Mark Larsen said Washington Terrace is contacting South Weber City employees on a weekly basis for hiring purposes. He said it is more than likely that someone may leave here to go there. Council Member Poore said if we contract out building inspections and parks then we don't need the positions filled. Council Member Casas said he voted no based upon Council Member Poore's analysis concerning what other cities have spent on building inspections. He feels it gives the City more flexibility. Council Member Taylor abstained from voting because he listens to the citizens in the City. He said most of those comments have been negative. He isn't against Public Works because he feels they do an outstanding job. Keith Christensen said we should want to make this City a place they want to be. He said these guys work more hours. He said when you don't vote then you are voting against them.

Council Member Hyer feels the Maintenance II position needs to be taken care of immediately. He would rather have an employee of the City be an inspector.

### **Agenda Request from Tim Grubb concerning 6650 S.**

**Tim Grubb, 6926 S. 475 E.,** said this is a tough job and a thankless job for you. He appreciates all that they do. He is asking for 6650 South be put on another agenda. He said there are several

developments going through the subdivision approval process right now that will create more traffic onto 6650 S. The residents on 6650 S. are concerned about safety on the narrow road with the proposed increased traffic. Tim would like the Council to direct staff to look at options for mitigating the concern. He would also like the City Planner to give a response of possible solutions, safety etc. He would also like to have the City Engineers input and recommendations. He would also like to have input from citizens. The Council directed Elyse to put that on an agenda. Tim said he is willing to serve on a committee. It was decided this will be placed on the agenda for 18 October 2016.

**Public Works salt shed**

Jones and Associates has compiled 5 salt shed options. These are projections that are meant to put into perspective the different types of shed options and their estimated associated costs. Council Member Casas was hoping that money was not spent on engineering of five different options. Tom said the City Engineer already has most of this information from other cities he has worked with.

Council Member Casas said too much was put on this agenda. Council Member Poore said she can't always respond right away on an email and giving her consensus. She said Dave Thomas told them in the last Council that we can't conduct business through email.

**Council Member Taylor moved to amend the agenda to put the remaining items on the next meeting. Council Member Casas seconded the motion. Elyse called for a roll call vote. Council Members Casas, Poore, Taylor, and Sjoblom voted yes. Council Member Hyer voted no. The motion carried 4 to 1.**

**Council Member Casas moved to discuss the decision on the salt shed to the next council meeting agenda and drop the plan for Central Park and South Weber City employee time sheet for the indefinite future. Council Member Taylor seconded the motion. Council Members Casas, Poore, Taylor, Sjoblom, and Hyer voted yes. The motion carried.**

**Future plans for Central Park (no discussion on this item)**

**South Weber City employee time sheet (no discussion on this item)**

**ADJOURNED: Council Member Hyer moved to adjourn the meeting at 9:48 p.m. Council Member Taylor seconded the motion. Elyse called for the vote. Council Members Casas, Hyer, Poore, Sjoblom, and Taylor voted yes. The motion carried.**

**APPROVED:** \_\_\_\_\_ **Date**  
**Mayor: Tammy Long**

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**Transcriber: Michelle Clark**

**Attest:**

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**City Recorder: Elyse Greiner**