

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 10 November 2020

TIME COMMENCED: 6:01 p.m.

LOCATION: Electronic Meeting through Zoom

PRESENT: **MAYOR:**

Jo Sjoblom

COUNCIL MEMBERS:

Hayley Alberts
Blair Halverson
Angie Petty
Quin Soderquist
Wayne Winsor

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

CITY RECORDER:

Lisa Smith

CITY MANAGER:

David Larson

CITY ATTORNEY:

Jayme Blakesley

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Tim Grubb

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

Read Electronic Meeting Declaration: Mayor Sjoblom

Order on Public Meetings of the South Weber City Planning Commission

I, Jo Sjoblom, as the Mayor of the South Weber City, do hereby find and declare as follows:

1. Due to the Emergency conditions which currently exist in the State of Utah, and specifically in Davis County and South Weber City as a result of the COVID-19 Pandemic and the recent surge in COVID-19 infections across the state and in Davis County, the holding of public meetings with an anchor location as defined in the *Utah Open and Public Meetings Act*, presents a substantial risk to the health and safety of those who may be present at the anchor location; and
2. The risk to those who may be present at an anchor location can be substantially mitigated by holding public meetings of the City Council pursuant to electronic means that allow for public participation via virtual means; and

3. The City has the means and ability to allow virtual participation in the public meetings in accordance with the *Utah Open and Public Meetings Act*;
NOW THEREFORE, BASED UPON THE FOREGOING,

For thirty days from the date of this Order, meetings of the South Weber City Council shall be conducted by virtual means without an anchor location.

DATED this 9 day of November 2020.

1. Pledge of Allegiance: Councilwoman Alberts

2. Prayer: Councilwoman Soderquist

3. Corona Update: Mayor Sjoblom reported Governor Herbert declared a state of emergency because of the high number of COVID cases and hospitalizations which are overwhelming the health care system. For the next two weeks masks are mandated throughout the state and no social gatherings outside immediate households are allowed. All college students meeting for more than one class per week must be tested weekly. Businesses will remain open including the Family Activity Center, but all patrons are required to wear masks throughout their stay.

Davis County has seen a 45% increase in cases with over 300 cases in one day last week. Contact tracing has taken a backburner because the Davis County Health Department is now operating at capacity. The fastest growing age group for COVID cases remains the age group 15-24. Davis County is averaging 3 deaths/week. The positive test rate is at 18%. There have been two months of consecutive steady increases in COVID cases. There is a 76% utilization of ICU beds (35% COVID related – about double of a month ago). There are more rooms for patients, but limited health care workers to care for them. South Weber City currently has 34 cases. On a positive note: Pfizer has created a vaccination with over a 90% success rate which will require two applications and lasts for one year.

4. Public Comment: Please respectfully follow these guidelines:

- a. Individuals may speak once for 3 minutes or less**
- b. Do not make remarks from the audience**
- c. State your name and address**
- d. Direct comments to the entire Council (Council will not respond)**

ACTION ITEMS:

5. Approval of Consent Agenda

- a. October 13, 2020 Minutes**
- b. October 20, 2020 Minutes**

Councilman Halverson moved to approve the Consent Agenda. Councilman Soderquist seconded the motion. Mayor Sjoblom called for the vote. Councilwoman Petty abstained from the October 20, 2020 minutes as she wasn't in attendance. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

6. Fire Rehabilitation Equipment

Mayor Sjoblom explained South Weber City Fire Department is responsible for providing rehabilitation for firefighters for Region 1. The existing equipment needs replacement and

upgrade. Chief Tolman provided a breakdown of the cost for the equipment. The City Council must review and approve the items for submittal to Region 1. If approved by Region 1, city staff will purchase the equipment and request reimbursement from Region 1.

The following is a list of South Weber City Fire Department Rehabilitation Equipment:

Truck	\$ 70,000.00
Truck equipment	\$ 15,000.00
Trailer	\$ 10,000.00
Generator	\$ 1,300.00
Tents (2)	\$ 1,200.00
Cooling Chairs (12)	\$ 1,400.00
Rehabilitation Package	\$ 2,400.00
Rehab Vehicle Kart Kit	\$ 13,000.00
Fan Misters (2)	\$ 800.00
Tent Heaters (2)	\$ 1,800.00
Rolling Coolers (2)	\$ 600.00
Lighting	\$ 2,800.00
TOTAL	\$ 120,500.00

Councilwoman Petty asked how long it takes to receive reimbursement. Chief Tolman replied ten days. Councilwoman Alberts inquired what happens to the current equipment. Chief Tolman answered it belongs to the City. The Fire Department will be meet to discuss which items can be repurposed and which will be sold.

Councilwoman Petty moved to approve South Weber City Fire Department's purchase of rehabilitation equipment for \$120,500. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

7. Ordinance 2020-04: General Plan

Mayor Sjoblom explained the Planning Commission began reviewing the General Plan in early 2019. A survey and open house were held with their recommended changes in October 2019. The Council and Commission met repeatedly to review the survey results and created a second draft which was presented for comments in June 2020. On September 10, 2020, the Planning Commission prepared the third draft and held a public hearing on October 8, 2020. Council reviewed the third draft on October 27, 2020 and made several amendments. Council tabled the item until the amendments could be put in place and the final product reviewed.

Councilwoman Alberts had misgivings with the projected land use map (light blue area) which is currently identified as commercial recreation zone. She reported this area was previously open space and she charged it should remain open space. Councilman Halverson related the Planning Commission discussed this area as possible site for future trails. Councilwoman Alberts identified possible uses in the commercial recreation zone which would not be welcome in this parcel (office space, soccer complex, etc.). The Council advocated amending the permitted uses in the commercial recreation zone. Councilwoman Alberts requested suggestions for types of

businesses the Council wants in this zone to guide the Code Committee. Planning Commissioner Tim Grubb agreed there are some uses which don't seem appropriate for the zone. Councilwoman Petty agreed. Councilman Winsor vowed the Code Committee will continue to look at all the zones and all the uses. He echoed the current uses may not work in the commercial recreation zone. City Manager David Larson petitioned what the risk level would be in adopting the General Plan as proposed before the uses are updated. City Attorney Jayme Blakesley replied the risk is very little because the entitlement doesn't exist on the property until it is rezoned.

Councilwoman Alberts solicited if it should reference a low public interest level concerning the canal trail. Councilman Halverson agreed with the current narrative. Councilman Soderquist relayed there isn't much interest in the canal trail; however, if it is identified on the General Plan, it would allow for potential funding. He understood the General Plan is a summary and he approved it as written. Mayor Sjoblom acknowledged it is recommended to update the General Plan every five to six years. Councilwoman Petty wondered if the public comments would be referenced. David responded the public feedback section references all the public meetings in which the General Plan was discussed. Councilwoman Alberts suggested noting that there was significant feedback and encouraging future leaders to review those references. Mayor Sjoblom asked for input on Councilwoman Alberts direction and received none.

Councilman Winsor moved to approve Ordinance 2020-04 as written in the packet. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

Councilman Winsor thanked the citizens, staff, Planning Commission, and City Council who were involved in amending this document. Mayor Sjoblom thanked all those entities as well. She declared it was a long process, but she felt good about the final product. David reported the staff will now begin work on the subsequent layers that take place with an updated General Plan.

8. Resolution 2020-44: City Manager Contract:

Mayor Sjoblom reported David Larson became the South Weber City Manager on May 14, 2018. Prior to coming to South Weber, David worked for Pleasant Grove as Assistant to the City Administrator for 6 years. David Larson's contract with South Weber City was set to expire in May of 2021. South Weber City staff, Council and Planning Commission have been very satisfied with the work David has done in the past 2 ½ years. There have been several city manager positions open recently around Davis and Weber County. As the Council unanimously expressed a desire to retain David as our City Manager, a committee consisting of Jayme Blakesley, Mark McRae, Blair Halverson, Wayne Winsor, and Mayor Sjoblom was formed to review David's current contract and work to create a new contract.

Councilman Soderquist asked for a summary of changes to the contract. Councilman Winsor replied the moving costs were removed, additional vacation was offered, and the salary was adjusted to reflect just above mid-point. The committee recognized all that he is doing for the City. Councilman Halverson acknowledged David has done an excellent job. The Council agreed.

Councilman Winsor moved to approve Resolution 2020-44. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

City Manager David Larson expressed he feels appreciated. He has enjoyed his 2 ½ years with South Weber City. His family loves South Weber. He recognized the level of confidence and trust shown to him and he hoped to deliver.

DISCUSSION:

9. Petersen Barn

Councilwoman Petty explained years ago the Peterson Family donated a barn to South Weber City that is located on the west end of Canyon Meadows Park. The Parks Committee is currently in the process of preparing a master plan for Canyon Meadows Park to recommend to the City Council for approval. Tim Grubb made a presentation before the Parks Committee with ideas for restoration of the barn into a pavilion for public use.

Points to consider:

- Cost of restoration vs new construction
- Potential donation of funds from Peterson Family towards restoration
- Topography of area surrounding the barn
- Location of barn
- Overall use of the land

Tim Grubb, representing the Petersen family, reported this property (1.5 acres) was donated to South Weber City on 27 December 1999. At the time there was a lot of discussion with the City Council that the Barn would be restored or memorialized as a museum. The property is in the heart of the west end and sits up a little bit higher than Canyon Meadows Park. He recognized an opportunity to help represent the spirit of this valley and the pioneers who settled this area. He indicated the Petersen family also donated approximately three acres up on the hill for a trail or possible city cemetery. The meeting packet included renderings of what can be done to restore the barn. He declared the Petersen Barn Pavilion renovation would enhance the park atmosphere through functionality and beautiful historical features. This area could be for a walking path, open space areas, etc. He recommended keeping the natural vegetation and proposed neighborhood gardens. He suggested the installation of plaques that identify the history of the City, decoration with old barn equipment, and hosting art shows, cultural recreation, etc. Tim stated it might be possible to build a replica using the existing wood. He commented if the City is willing to move forward, he is willing to donate to the project. He specified every time someone uses the barn for family pictures, the Petersen's ask for donations which are put into a fund for restoration.

Councilwoman Petty reported the Parks Committee has reviewed the donation agreement. She referred to the second amendment to the agreement dated 29 June 2017 and explained the "open space" found on Exhibit D is to be calculated into the open space when Petersen Farms and Grubb Meadows parcels develop. She further explained the park budget is not large and these plans would be cost prohibitive for the City. She recommended donating the barn and property back to the Petersen family so they can restore it. Councilman Halverson reviewed the reference amending item #3 and offering instructions for alternatives if the project wasn't feasible. He

asked why the amendment was created. Tim replied it was requested by the City to release the obligation of restoration and the Petersen family was open to that amendment.

Councilwoman Alberts asked if there is a cost estimate for building per the renderings. Tim replied there wasn't a cost estimate as a lot of the renovation was planned to be donated by local contractors. He was aware it will cost more to restore than rebuild. The Parks Committee does have plans for a pavilion in the exact location of this barn. Tim didn't feel the City should have to pay more than what a typical pavilion would cost. Councilwoman Petty pointed out some of the plans for the park include a pavilion but not in the exact location. She conveyed the City can't budget for possible donations. It was estimated the project would cost approximately \$60,000 to \$80,000. Discussion took place regarding the City's liability regarding the barn in its current condition. Councilman Winsor reminded Council the General Plan states preserving open space and heritage are priority. He asked if there is a central theme for the park and how the topography fits with the park. He had doubts about the cost estimates.

Councilwoman Alberts sought clarification for what happens if the City doesn't have the funds for restoration. Councilman Halverson described the agreement states if the City Council determines it is in the best interest of the citizens to remove the barn, then the City shall provide a historical marker/monument with the barn history and photo at the location of the barn. City Attorney Jayme Blakesley explained the original agreement required the City to maintain or restore the existing barn for its historical value and use it as a museum, and then in 2013 there was an amendment which states if it isn't financially feasible for the City to restore or make that kind of use for the barn, the Petersen family will dismiss the City from that obligation. They have asked and the agreement does require that the City provide a historical marker/monument with the barn history and photo at its current location. If the City demolishes the structure, they must offer the Petersen family the right of first refusal to accept that structure.

Councilwoman Alberts expressed she loves the barn, but park funds are extremely limited. Councilman Halverson commented if there is going to be a pavilion for the park anyway, the barn should be renovated and not restored. Councilwoman Petty reported there isn't a specific theme for the park. She asked Jayme about the reversion clause. Jayme replied that has been superseded by the 2013 amendment. Councilwoman Petty addressed the open space for the development of the parcel and felt return of the donation might be a cleaner process for both parties.

Councilwoman Alberts asked Tim Grubb if the Petersen family would entertain the option of the donation of the barn and property back to them. She also discussed the possibility of the Petersen family working with donations and build a pavilion and then donate it back to the City. Tim expressed the Petersen family would be open to return of the property, but the family doesn't have \$80,000 to rebuild the barn. Tim suggested the City decide if the park master plan is to include a pavilion. Councilwoman Petty replied there is a plan for a pavilion in that general area. Councilman Soderquist questioned if the exact location is necessary or if a rendering can be built in a different location. Councilman Halverson expressed giving it back is a mess tax wise and isn't appropriate for a family who has done so much for the City. Tim pointed out according to the agreement, the Petersen family doesn't have much control. He submitted if the City doesn't want to restore or rebuild the barn, then they would ask there be a monument or plaque in its place.

Mayor Sjoblom commented it sounds like the Parks Committee should move forward with a plan for a pavilion and whatever donations can be obtained will help to decide the size and type of structure. She thanked Tim Grubb for his presentation.

REPORTS:

9. New Business

10. Council & Staff

Mayor Sjoblom: revealed she asked Nathan Rich, Executive Director of Wasatch Integrated Waste, for an update on the landfill closure. The landfill is in the process of transferring a substantial amount of residential waste from the landfill through the new transfer station. The goal remains to divert all residential waste to the transfer station early next year which will have a long-term positive impact on odors by removing organic material. The next stage of final cover will be placed next summer, likely during August 2021. This will improve gas collection, odor control, and visual impact to South Weber from phase V of the landfill. It will be very similar to the last closure on the outside slope of the landfill above South Weber. The landfill anticipates filling one additional lift of waste above the final cover which should take about one year. At that point in time they will cover the top of phase V with a plastic temporary cover to control water infiltration and odors. Current projection is August 2022. The “temporary” cover will be tied back into very near the end of the life of the landfill. It could be ten or more years depending upon how much waste they divert to the regional landfill. The landfill will be connecting five new gas collection lines to the system that were installed under the last lift (layer of waste) in phase V. Now that they are fully covered, they can begin to apply some vacuum to them which should reduce odors in the short term.

Councilman Halverson: stated HAFB Restoration Advisory Board (RAB) met and discussed the new Optimized Remediation Contract (ORC) that has been put in place for the next ten years. They will evaluate and make recommendations for operable unit (OU) 1 and OU 2 as well as record of decision (ROD) amendments. OU 4 will stay the same because it is not shrinking. There are 16 drinking water wells in South Weber. HAFB has found two contaminants in the shallow wells which are unrelated to any of the aquifers currently supplying City drinking water.

Councilwoman Alberts: noted the Youth Council received 500 gratitude comments. She encouraged going to City Hall and filling out a paper stating what you are grateful for. She discussed redesigning the city website. Requests for proposals (RFP) are currently out.

Councilwoman Petty: submitted the Youth City Council had scheduled a retreat but it was postponed. The Youth Council is doing the “Light up South Weber Campaign” concerning gratitude. She urged everyone to go on the city website and express gratitude.

Councilman Winsor: communicated the Code Committee met and is working through clarifying definitions in current zones. They will be meeting weekly. The Municipal Utilities Committee will be listening to a presentation by Utopia. Members of the community have told him about a similar technology which may be another option. There is also concern in the community about 5G impacting public health.

Councilman Soderquist moved to go into a closed session held pursuant to the provision of UCA section 53-4-205(1) (c) to discuss pending or reasonable imminent litigation and (d) to discuss the purchase, exchange, or lease of real property at 7:57 p.m. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

CLOSED SESSION held pursuant to the provision of UCA section 52-4-205(1) (d)

11. Discussion of the Purchase, Exchange, or Lease of Real Property and Discussion of Pending or Reasonably Imminent Litigation

12. Return to Open Session and Adjourn

Councilman Halverson moved to return to open session at 8:37 p.m. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

ADJOURN: Councilwoman Halverson moved to adjourn the Council Meeting at 8:37 p.m. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

APPROVED:



Mayor: Jo Sjoblom

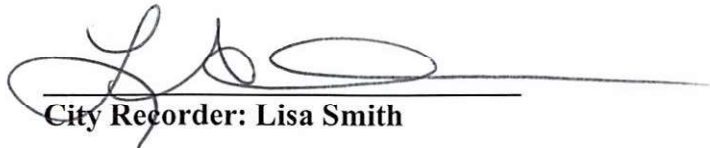
Date 12-16-2020



Michelle Clark (Dec 18, 2020 10:36 MST)

Transcriber: Michelle Clark

Attest:


City Recorder: Lisa Smith






11-10

Final Audit Report

2020-12-18

Created:	2020-12-18
By:	Lisa Smith (lsmith@southwebercity.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAak6cuHkJFMLN7rChoj1BsTU4JJE9GUEg-

"11-10" History

-  Document created by Lisa Smith (lsmith@southwebercity.com)
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-  Document emailed to Michelle Clark (mclark.1166@gmail.com) for signature
2020-12-18 - 3:31:47 PM GMT
-  Email viewed by Michelle Clark (mclark.1166@gmail.com)
2020-12-18 - 3:31:53 PM GMT- IP address: 66.102.6.222
-  Document e-signed by Michelle Clark (mclark.1166@gmail.com)
Signature Date: 2020-12-18 - 5:36:53 PM GMT - Time Source: server- IP address: 67.177.3.150
-  Agreement completed.
2020-12-18 - 5:36:53 PM GMT