

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 11 May 2021 **TIME COMMENCED:** 6:00 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT

PRESENT: MAYOR: Jo Sjoblom

COUNCIL MEMBERS: Hayley Alberts
Blair Halverson
Angie Petty
Quin Soderquist
Wayne Winsor

FINANCE DIRECTOR: Mark McRae

CITY RECORDER: Lisa Smith

CITY MANAGER: David Larson

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Paul Sturm, Michael Grant, and McKay Winkel.

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

1.Pledge of Allegiance: Mayor Sjoblom

2.Prayer: Councilman Halverson

3. Public Comment: Please respectfully follow these guidelines.

- a. Individuals may speak once for 3 minutes or less: Do not remark from the audience.
- b. State your name & address and direct comments to the entire Council (Council will not respond).

ACTION ITEMS:

4. Approval of Consent Agenda

- **13 April 2021 Minutes**
- **Polling Location and Voting Centers Designated**

Councilman Halverson moved to approve the consent agenda as presented. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

5. Resolution 21-23: First Amendment to the Development Agreement for Riverside RV

Park: Mayor Sjoblom explained on 9 March 2021 Riverside developer McKay Winkel requested two amendments to the development agreement recorded 5 November 2020. The City

Council agreed to allow the sound wall instead of the original fence but did not approve the landscaping change. McKay returned on 13 April 2021 with an updated plan and the City Council tabled the item until all the suggestions could be clearly identified and compared with the original. McKay submitted the requested summary and is additionally requesting two supplemental requests 1) change to landscaping along I-84 and 2) reduction in number of shrubs to reduce water usage.

Riverside developer McKay Winkel, discussed the amendments requested to the development agreement. They are as follows:

Change #1:

- The dog park was moved to the end of the southeast corner.
- Extended/Changed RV spaces to pull through spaces where park was originally located.
- Some shrubs and grass lost.

McKay explained the dog park is in this location because fewer guests will be disturbed by noise, smells, etc. The excess wood chips will be used in this area.

Change #2:

- Changed tent sites from grey chat gravel to wood chips
- More comfortable for tent spaces
- Makes use of existing excess wood chips

Change #3:

- Changed Kentucky bluegrass to Fine Fescue
- Fine Fescue is a drought tolerant grass that looks and acts a lot like Kentucky bluegrass but uses less water

McKay conveyed grass will be installed around central cabins. He opined it will look better despite higher water usage.

Change #4:

- Instead of grey chat on the river-side spaces, Nephi Cobble will be placed.

McKay expressed this looks better than the grey chat and matches the other sites.

Summary of Changes

	Original 5/20/21	Proposed	Change	Notes
Trees	87	87	-	
Evergreens	21	21	-	
Shrubs	768	756	(12)	Removal of Original Dog Park Location
Annuals/Perennials	625	625	-	
Grass Shrubs	378	367	(11)	Removal of Original Dog Park Location
Calico / Nephi Cobble	41,276	46,645	5,369	
Grey Chat	21,254	8,549	(12,705)	Removed from Tent sites old cabin area
Kentucky Bluegrass	42,155	-	(42,155)	
Fine Fescue	-	52,419	52,419	Added some area around cabins
Native Grass	73,574	62,964	(10,610)	Removed from around cabins
Wood Mulch	-	11,460	11,460	New dog park and tent area

Water Consumption Estimates

- Put Fine Fescue around central cabins
- We think it will look better despite higher water usage

	Inches of Irrigation Needed	SF of Area	Gallons used*	Notes
Kentucky Blue Grass (Old Plan)	25	42,155	658,672	
Fine Fescue (New plan)	19	52,419	622,476	Added apx 10ksf of grass by central cabins
Gallons saved			36,196	

- Estimate from Rocky Mountain Sod Growers
- <https://sod-growers.com/denver-colorado-sod-farms-water-use-grass-colorado/>
- 1” of water is 625 gallons per 1,000 sf
- Takes into account 10-11” of precipitation from April-October

McKay expressed the water savings isn't as big as they hoped for with the current drought conditions. He explained the following requests are not shown on the drawing but he asked the city to consider and vote on the following supplemental requests:

Supplement Request #1:

- Taller, modern shrubs planned along I-84 sites
- Clean modern look to separate spaces
- Landscaper intended to be gravel around the modern shrubs, but left grass here by accident
- Keeping grass with these tall shrubs looks weird. Care is awkward as well.
- Intend to put similar gravel as in this photo (Nephi Cobble) in place of grass on the I-84 sites (sites 1-21)
- Would save approximately 5,500 sf grass
- 5,500 sf of grass takes about 65,000 gallons of irrigation
- Drip system with these shrubs uses much less water

Supplemental Request #2:

- We hereby request consideration to evenly and thoughtfully reduce plant counts as the city feels is appropriate
- Councilmembers, please select a percentage reduction that you feel good about (if any)

Plant Reduction Summary

	Original 5/20/21	Proposed	-15%	-25%	-35%
Shrubs	768	756	643	567	491
Annuals/Perennials	625	625	531	469	406
Grass Shrubs	378	367	312	275	239
Totals	1771	1748	1,486	1,311	1,136
Reduced Plants from current proposal		(23)	(262)	(437)	(612)
Gallons to water	171,652	168,948	143,606	126,711	109,816
Gallons Saved			(25,342)	(42,237)	(59,132)

Mayor Sjoblom asked if there are comments or questions on Resolution 21-23. Councilman Soderquist asked about secondary water. McKay replied he is still hopeful they will be getting

secondary water, but they haven't received it yet. Councilman Soderquist agreed with changes 1-4, supplement request #1 & #2. Councilman Halverson would allow changes 1-4 and 15% reduction in plants as well as gravel instead of wood chips along I-84. Councilman Winsor supported changes 1-4; however, the City Council approved the original landscape plan with a certain number of plants. As a result, he did not favor reducing the number of plants. Councilwoman Petty concurred with changes 1-4 and supported a 15% plant reduction. Councilwoman Alberts conceded to changes 1-4 as well as gravel instead of wood chips along I-84. She rejected a decrease in foliage. McKay promised the project will still look nice with the reduction of 15%. Councilman Winsor asked if the dog park is private. City Manager David Larson replied the dog park is private and the RV Park will have their own rules. Councilman Soderquist asked if the City Council approves a certain amount of plants, what happens if some of them die. David replied the development agreement spells out the landscape including plants and the site will be monitored. There is the expectation that the developer provides the plants as approved.

Councilman Halverson moved to approve Resolution 21-23: First Amendment to the Development Agreement for Riverside RV Park with changes 1-4 and supplemental request #1 and #2 at the 15% reduction. Councilman Soderquist seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Petty, and Soderquist voted aye. Councilwoman Alberts and Councilman Winsor voted no. The motion carried 3 to 2.

6. Resolution 21-24: Davis County Pre-Disaster Mitigation Plan

Mayor Sjoblom reported Davis County is in the process of updating their Pre-Disaster Mitigation Plan having obtained a grant from FEMA. Davis County needs a formal statement of support and agreement to participate from the stakeholder agencies including South Weber City. Additional information about the planning process can be found at <https://davishazardplan.org/> This item was tabled on 04-13-2021 to allow time to get some answers regarding any possible conflicts between the county plan and a city plan. Staff determined that city support of the county plan will not interfere with the city's grant application.

Councilwoman Petty moved to approve Resolution 21-24: Davis County Pre-Disaster Mitigation Plan. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

7. Resolution 21-26: 2021-2022 Tentative Budget and Set a Public Hearing for May 25, 2021: Mayor Sjoblom expressed state law mandates that cities prepare and file a tentative budget for the upcoming fiscal year by the first City Council meeting in May. Committees and staff have given input to the budget officer as he has prepared this tentative budget. Council had an opportunity to discuss the budget on April 27, 2021 and it is now being submitted.

Finance Director Mark McRae explained the proposed certified tax rate will be available in June. He then reviewed the changes since the discussion on 27 April 2021.

Changes Since Draft Discussion On April 27,2021

BUDGET HIGHLIGHTS

Expenditures

◦ Capital Projects updated	
◦ Parks - Cherry Farm Ballfield (re-budgeted)	\$ 190,000
◦ Parks - Canyon Meadows West (re-budgeted)	\$1,000,000
◦ TUF - Street Projects	
◦ City Project list added	
◦ Business Type Funds	
◦ East Bench Transmission Line (re-budgeted)	\$ 1,000,000

Changes Since Draft Discussion On April 27,2021

CAPITAL PROJECTS FUND

◦ 45-70-730	Seal Coat - Cottonwood Cove Trail	\$ 12,000
	Seal Coat - Old Maple Farms Trail	\$ 22,000

(Replaced Paving of Cedar Cove Trail)

Appendix B Street Project Map

- Updated with 2021 -2022 Street Projects Map

Councilwoman Alberts questioned why the Civic Center is being removed. David replied approximately 1 ½ years ago the City Council made the decision to remove this building because of the cost for upkeep and the need for installation of a driveway for emergency vehicles to access the Fire Station.

Councilwoman Petty asked about \$10,000 for Cedar Cove. Mark replied the engineer decided Cedar Cove repairs were too extensive to be completed at this time. He noted changes can be made to the budget until final approval in August. Councilwoman Petty will discuss this issue at the Parks Committee meeting this week.

Councilman Halverson inquired how the current certified tax rate being used for the tentative budget was configured. He expressed the tax rate should be maintained as it is in the current budget. Councilman Winsor confirmed the percentage will be reduced to retain the current dollar amount, but it will increase what is given from the county for paramedic service. Mark explained his process for the amount of property tax was entered into the general fund line item adding in new growth and paramedic service, but the narrative includes last years certified tax rate and paramedic service. Councilman Winsor acknowledged this is a difficult discussion and questioned if holding the rate established last year will be enough to cover the cost for paramedic service. David clarified the process is to adopt the tentative budget and then when the certified tax rate is provided from the county it will go out to the public for the truth and taxation hearing. The truth and taxation hearing will be held in August and will include the updated certified tax rate.

Councilman Winsor moved to approve Resolution 21-26: 2021-2022 Tentative Budget and Set a Public Hearing for May 25, 2021. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

REPORTS:

11. New Business:

Microphone and Camera Status: Councilwoman Alberts asked about the status of the microphones and cameras. Mark McRae reported they have been checked but after tonight it is clear some of the microphones and screens still have issues. There is still more trouble shooting needed.

Candidates on City Website: Councilman Soderquist asked if there is a place on the website for individuals to receive information on candidates. Councilwoman Alberts replied the Public Relations (PR) Committee is working on providing access. David discussed options where the information for candidates will be available.

12. Council & Staff:

Mayor Sjoblom: She thanked those who helped with spring clean-up for the dog park trail. She harvested dyer's woad at the Fisherman Trailhead. The city has a new digital sign which is an immense improvement from the old sign.

Councilman Halverson: He reported the HAFB Restoration Advisory Board (RAB) met and operable unit (OU) 16 will be added. The new Record of Decision (ROD) contractor will be using existing wells and drilling for new wells for testing. They have asked access from citizens who have property in the OU areas. The sampling is ongoing.

Councilwoman Alberts: She related the PR Committee met and is working on the new city website links.

Councilman Soderquist: He acknowledged the city staff and committees for work on the tentative budget.

Councilwoman Petty: She noted the Youth City Council met and adjusted the application. An open application period will go July 31st thru August 18th. The Parks Committee will be meeting with Hogan Construction this Friday.

Councilman Winsor: He divulged all 56 streetlights have power. The Municipal Utilities Committee will be meeting this week. He asked about the status of an annual water report. David reported he is still gathering information. Councilman Winsor stated the Municipal Utilities Committee has been researching broadband internet using fiber optics. He asked the Council for direction for the Municipal Utilities Committee and what priority this should be when it comes to making recommendation for the city. Councilwoman Petty suggested priority of 2-3 years. Councilman Soderquist noted that more people are working at home and should be a high priority. Councilwoman Alberts and Councilman Halverson agreed. Councilman Winsor suggested a work session with the Council and Municipal Utilities Committee in June to discuss all the information. Mayor Sjoblom directed city staff to put together a work session on June 15, 2021. The Code Committee sent information to the City Council and Planning Commission. A public hearing on this information will take place this Thursday with the Planning Commission. They will next be working on amending Title 10 Chapter 7 Conditional Uses.

City Manager, David Larson: He stated in the last two days South Weber City received guidance on the American Rescue Plan (ARP) money. He requested the City Council provide more time to bring it forward so the city staff can provide recommendations.

ADJOURN: Councilman Winsor moved to adjourn the Council Meeting at 7:29 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.

APPROVED: _____ Date 06-08-2021

Mayor: Jo Sjoblom

Michelle Clark

Transcriber: Michelle Clark

Attest:

City Recorder: Lisa Smith