

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 26 October 2021

**TIME COMMENCED:** 6:01 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

**COMMUNITY DIRECTOR:** Trevor Cahoon

**CITY RECORDER:** Lisa Smith

**CITY MANAGER:** David Larson

**FINANCE DIRECTOR:** Mark McRae

**CITY ENGINEER:** Brandon Jones

**FIRE CHIEF:** Derek Tolman

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Alicia Springmeyer, Shaelee King, Michael Grant, Paul Sturm, Aaron Leach, and Rod Westbrook.

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

**1. Pledge of Allegiance:** Mayor Sjoblom

**2. Prayer:** Councilman Soderquist

**3. Public Comment:** Please respectfully follow these guidelines.

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

## ACTION ITEMS

**4. Approval of Consent Agenda**

- September 21, 2021 Minutes
- September 28, 2021 Minutes

- **October 5, 2021 Minutes**

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

### **5. Resolution 21-46: Fire Auxiliary Building Contract**

Mayor Sjoblom reviewed South Weber City Council first discussed the Fire Auxiliary Building layout options in City Council meeting on August 24, 2021 then again on October 12, 2021. Now that a location for the building has been determined, the city can proceed with the project by awarding the contract for the structure portion of the project. The site work and concrete will come forward later.

Mayor Sjoblom reported Roper Buildings is on state contract and provided an updated bid of \$97,640.00. The amount was higher than their original amount received a few months ago due to continually increasing material costs. Unfortunately, that means the overall cost of the project will exceed the current budget amount (\$125,000). It is not known the exact extent of the overage until the second portion of the project is bid. However, the engineer's estimate for the second portion of the project is \$55,545.00, which would mean a needed budget amendment of approximately \$30,000.

Staff strongly encouraged awarding the contract of the structure now, even understanding when the second portion of the project is bid, there will be a need to pull from fund balance and amend the budget in order to complete the project. The option to wait to lock in the structure portion of the project until the second portion is bid would likely mean additional costs.

City Manager David Larson expressed there is a need for a building and the staff had worked hard at getting multiple bids with the cheapest structure. Staff reviewed various options of breaking up the project or waiting until next year, but the cost will likely increase even more.

Councilman Winsor questioned if there is a separate contract for concrete. David replied there is concrete under the building which is included in the building bid. The drive access is a separate project. Councilman Winsor asked who will oversee the contract. David responded City Engineer Brandon Jones and his cost is included in the budget. Councilman Soderquist wondered what part of the bid increased. Cole Fessler reported costs for material, metal, wood, and concrete have all gone up. Councilman Soderquist asked what would result from a delay to the project. Fire Chief Tolman explained if the project is put on hold until next winter, a decision will need to be made as to which vehicle apparatus will be parked outside causing equipment damage. Councilman Winsor related he believed the building was to be used for storage of supplies and not apparatus. Fire Chief Tolman explained the condition of the civic center drove this project. Brandon conveyed the majority of the cost increase is in metal. Councilman Halverson added that the price of metal has increased over 300% and is projected to continue so waiting would not save money. Councilman Winsor asked if the contractor would lock in the price for materials. Brandon acknowledged as soon as a building permit is approved the price is secured. Councilwoman Alberts questioned if the building could be smaller decreasing the cost. Chief Tolman expressed engine two is the largest and needs to be in the auxiliary building. The first line apparatus should be in the station to create lowest response times. Councilwoman Alberts questioned if ARPA funds would apply to this project. Mark McRae responded

negatively. He reported the \$30,000 will come from the Capital Fund balance. Councilman Halverson asked how the building is going to be heated. Chief Tolman voiced a member of the fire department who works in HVAC will be donating a gas radiant heater and labor for installation.

Councilwoman Petty investigated if there are additional upcoming projects for the fire department. David revealed the dispatched fire alerts need to be updated. It is estimated the cost will be approximately \$40,000 to \$50,000. David noted the frustration with the requirements for all cities to upgrade.

**Councilman Halverson moved to approve Resolution 21-46: Fire Auxiliary Building Contract to Roper Buildings in the amount of \$97,640. Councilman Soderquist seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried**

#### **6. Resolution 21-47: Riverside Place Phase 4 Plat Revised**

City Engineer Brandon Jones expressed the developer has requested postponing this item.

**Councilwoman Petty moved to continue Resolution 21-47: Riverside Place Phase 4 Plat Revised. 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. Resolution 21-48: Appoint City Treasurer**

Mayor Sjoblom reviewed South Weber City Treasurer, Paul Laprevote, recently retired after approximately eight years of service to the community. The City actively sought to find a replacement. The position was published widely, applications received, and a standard hiring process was used to vet applicants. City Manager David Larson, Finance Director Mark McRae, and Community Services Director Trevor Cahoon assisted with the application review and candidate interview process. Sixteen total applications were received.

City Code section 1-4-6: City Recorder, City Treasurer, and Ex Officio Auditor, dictates that the City Treasurer must be appointed by the Mayor with advice and consent of the City Council. After completing interviews, Mayor Sjoblom was excited to present Alicia Springmeyer for the Council's advice and consent to appoint as the new City Treasurer.

Mayor Sjoblom stated Alicia is an early career professional eager to contribute to South Weber City. She started working for the city in May as a Management Intern while completing her Master of Public Administration degree and has been a great fit with the organization. She has an enthusiastic personality, produces quality work product, and desires to learn. Although she is not classically trained in government finances, her ability to learn quickly the necessary technical information and skills is expected.

Councilwoman Alberts had worked with Alicia and was excited for her to fill this position. Councilman Winsor asked if there are any state requirements for her as a City Treasurer. Mark McRae replied there are no education requirements but there are opportunities for training.

**Councilman Winsor moved to approve Resolution 21-48: Appoint Alicia Springmeyer as the new City Treasurer. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

## **DISCUSSION ITEMS**

### **8. Fiber to the Premises (FTTP)**

Mayor Sjoblom related the City Council discussed various options to facilitate bringing an FTTP solution to South Weber residents in both the September 21 and the October 5 work sessions. In each meeting the Council did a deep dive into the various options to facilitate this service for the city. Having heard presentations from three fiber providers, who provide subscriber or franchise options, the Council wished to discuss a pathway forward based on the information provided. Mayor Sjoblom indicated she would allow public comment provided the comments are relevant to this item.

Councilwoman Alberts favored Connex. David communicated he met with City Attorney Jayme Blakesley and a franchise agreement cannot require Connex to go to every home in the city. Councilman Winsor echoed support of Connex as there will be no cost to the city. Councilman Halverson agreed and relayed it was very clear to him after the presentations that Connex is the way to go. He acknowledged Connex had the shortest time frame, and their line is currently going down Interstate 84. Councilwoman Petty and Councilman Soderquist concurred.

### **9. American Rescue Plan Act (ARPA) Coronavirus Local Fiscal Recovery Fund Options**

Mayor Sjoblom recounted South Weber City Council discussed use of the ARPA funds on August 24, 2021, in City Council Meeting. The Council continued the item requesting additional information and a complete list of eligible projects/items that the funding could be spent on prior to making any final spending decisions. Staff has since reviewed the ARPA law, treasury guidelines/published FAQs, and State Drinking Water Revolving Fund, then re-evaluated the projects in the city that may be eligible for ARPA funds. The below list represents a full list of eligible items for the Council's review and discussion tonight.

All ARPA priority and spending decisions lie entirely with the Council. The numbers at the left side are used for reference only, though staff is comfortable with the first four listed as top priorities. The water/sewer projects are listed in order of how they appear in their respective Capital Facility Plans (CFP). NA in the far-right column simply means that the project/item is not in the respective current Capital Facility Plans (CFP) and therefore does not have a funding source. Items that do show an anticipated date within the CFP have a funding source identified and provided through that enterprise fund. David noted that the amount estimated for the public works facility project (item #3) was calculated in the recently completed storm drain CFP and extrapolated over for the water and sewer funds. The project will be included in upcoming water/sewer CFP updates and show as the number 1 project priority in those CFPs as it does in the storm drain CFP. Staff is happy to provide additional details on the projects listed if the council desires.

REF #	ITEM	DEPARTMENT	COST	CFP CONSTRUCTION YEAR (FY)
1	Employee Premium Pay	Citywide	\$153,000 - \$647,000	NA
2	Cybersecurity	Citywide	\$40,000	NA
3	Public Works Facility (water & sewer portion)	Water/Sewer	\$3,000,000	NA
4	Broadband Infrastructure	Citywide	Up to \$929,000	NA
5	Relocate transmission line to East Bench Reservoir #3	Water	\$1,000,000	2021
6	Connect Lincoln Lane and 2750 East; upsize to 8" 8075 South, 2575 East, and 2350 East (south of Deer Run Dr.); upsize US 89 crossing at 8075 South to 12"; abandon existing 4" PSV and replace with new 8" PRV and line on Peachwood Dr.	Water	\$570,313	2022
7	Construct new supply line from Westside reservoir(s) to South Weber Dr. at 475 E. for secondary feed to zone 1, including PRV; connect 925 East to S. Weber Drive	Water	\$524,625	2023
8	Automate Weber Basin well feed to Reservoirs #1 and #2 to match supply to system demand	Water	\$76,250	2024
9	Construct Connection #4 to WBWCD's transmission line with pump station to pump to Zone 4	Water	\$820,000	2025
10	Replace trunk line along Old Fort Road and Canyon Dr, to 1475 E	Sewer	\$1,000,000	2019
11	Replace trunk line along Canyon Dr, 1700 E, and South Weber Dr, from 1475 E to 1900 E	Sewer	\$1,323,375	2021
12	Replace trunk line along 1900 E from South Weber Dr to 7550 S	Sewer	\$242,000	2022
13	Replace trunk line along South Weber Dr from 1900 E to 2100 E	Sewer	\$557,050	2024
14	Sewer line from South Bench, re-route Lester Drive to CWSID trunk line via 7240 S	Sewer	\$1,247,750	2025

Councilman Winsor suggested focusing on project #6, #12, #2, & #8. Councilman Soderquist acknowledged the city staff and their efforts, but he prioritized putting the money towards projects within the city. Councilwoman Albert's agreed with Councilman Winsor and expressed expenditures need to be spent wisely for the future. Councilwoman Petty supported the projects identified. David discussed sewer and suggested allocating funds for it rather than specific projects. Mark McRae reported the city has three years to spend the money. He advised not doing the project until money is in hand. He recommended moving on with fiber this fiscal year. The council agreed to begin with #2 (cybersecurity).

## **REPORTS**

### **10. New Business**

**Safe Harbor:** Mayor Sjoblom reported Safe Harbor was requesting a one-time \$5,000 donation from each city. Councilwoman Petty pointed out this has not been budgeted and the Council just approved a large sum for the fire department. Councilwoman Alberts expressed this is a great cause, but it is difficult to differentiate each cause and each request. Councilwoman Petty voiced

the Public Relations (PR) Committee discussed donations at length. Councilman Winsor stated Safe Harbor will take private donations.

### **11. Council & Staff**

**Mayor Sjoblom:** shared she attended a ribbon cutting ceremony for the Clearfield City Library which is designated South Weber City's library. There are several technology items available. She thanked the Youth City Council, and Councilwoman Petty and Alberts for the Trick or Treat at Central Park.

**Councilman Halverson:** noted he attended Planning Commission on October 20<sup>th</sup>. The preliminary plat & improvement plans for Riverwood Subdivision (56 Lot Plat R-LM) for Applicant: Nilson Homes was approved. David suggested staff discuss with the Council how density is calculated for developments. Councilman Halverson relayed the Planning Commission recommended approval of the rezone of 0.546 acre from A to R-LM, located at approx. 128 E South Weber Drive by Applicant: Nilson Homes.

**Councilwoman Alberts:** proclaimed the PR Committee will meet November 1<sup>st</sup> to discuss social causes, city sign, etc. She requested reminding citizens about the recycling bins in the city newsletter. She reported a citizen contacted her concerning a strong smell coming from 475 East. David will have staff research the source.

**Councilman Soderquist:** explained the need to have the auditor contract ready to go at the beginning of the year. He commended city staff for keeping the city financially secure. He announced Trevor collected information concerning the Department of Environmental Quality (DEQ) on dust emitted from the landfill, Staker Parson, and Geneva gravel pit. The dust reports are conducted every three years. Councilman Soderquist conveyed the dust levels from the dust collection boxes are down with the recent rain.

**Councilwoman Petty:** conveyed dirt was donated at Canyon Meadows Park for the bicycle track. She announced the Youth Council will be participating in a leadership training with Kent and Diana Hyer.

**Councilman Winsor:** announced there was one fatality due to West Nile Virus in Davis County. The Mosquito Abatement District sent information to each South Weber City resident for a tax increase due to cost increases for part-time employees, additional full-time employee, and price for overhead spraying.

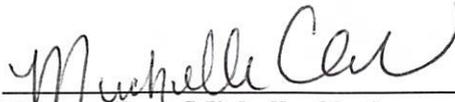
**City Manager, David Larson:** thanked all those working on committees.

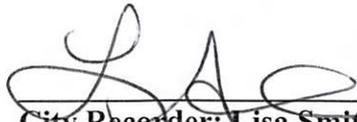
**Community Director, Trevor Cahoon:** articulated the landscape ordinance will go before the Planning Commission in November. Staff had been reviewing dust monitoring options. A menu of options will be coming forward. He welcomed Shaelee King to the City Council meetings for public communication.

**City Recorder, Lisa Smith:** reported there will be one City Council meeting in November scheduled for November 16, 2021. Council decided on one meeting in December on the 7th.

**ADJOURN:** Councilman Winsor moved to adjourn the Council Meeting at 7:37 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.

**APPROVED:**  \_\_\_\_\_ Date 12-07-2021  
Mayor: Jo Sjoblom

  
\_\_\_\_\_  
Transcriber: Michelle Clark

Attest:  \_\_\_\_\_  
City Recorder: Lisa Smith