

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 12 April 2022

TIME COMMENCED: 6:01 p.m.

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

PRESENT: MAYOR: Rod Westbroek

COUNCIL MEMBERS: Hayley Alberts
Joel Dills
Blair Halverson
Angie Petty
Quin Soderquist

COMMUNITY DIRECTOR: Trevor Cahoon

CITY MANAGER: David Larson

CITY ATTORNEY: Brad Christensen

CITY ENGINEER: Brandon Jones

FINANCE DIRECTOR: Mark McRae

PR ASSISTANT: Shaelee King

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Michael Grant, and Maryn Peterson.

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

1. Pledge of Allegiance: Councilwoman Alberts

2. Prayer: Councilman Halverson

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 (They will not respond).

Paul Sturm, 2527 Deer Run Drive, commended staff for filling construction potholes. He recommended the city establish a road closure notification process. He had concerns regarding the noise ordinance.

Michael Grant, 2622 Deer Run Drive, was concerned about construction taking place in South Weber City and the lack of water.

ACTION ITEMS:**4. Consent Agenda**

- 8 March 2022 Minutes
- 15 March 2022 Minutes
- March Check Register
- February Budget to Actual

Councilwoman Alberts moved to approve the consent agenda. Councilwoman Petty seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

5. Resolution 22-15: Appoint Kelli Bybee as Deputy City Recorder

Councilwoman Petty asked if Kelli needs to be sworn in. City Recorder Lisa Smith acknowledged she will be sworn in outside of Council meeting.

Councilwoman Petty moved to approve Resolution 22-15 to appoint Kelli Bybee as Deputy City Recorder. Councilman Halverson seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

6. Resolution 22-16: Appoint Maryn Peterson as City Treasurer

Maryn communicated she is from Boise, Idaho. She has a Master of Business Administration degree from UVU and 9 years of experience in the private sector.

Councilwoman Alberts moved to approve Resolution 22-16 to appoint Maryn Peterson as City Treasurer. Councilman Halverson seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

7. Resolution 22-17: Award Auditing Services Contract to Keddington & Christensen, LLC

Every five years the city issues a Request for Proposals (RFP) for auditing services. The selected firm annually audits South Weber City's financial statements for the fiscal year and issues an opinion on the statements. This auditing firm is hired by and reports to the City Council.

On February 18, 2022 an RFP for auditing services was posted and was sent out to over 300 firms through the state of Utah procurement portal. The bids closed on Friday March 11, 2022 at noon. A dozen firms reviewed the proposal, and several noted their intent to submit a bid. The lone bidder was Keddington & Christensen, LLC. This firm has been the City's auditor for the past six years and has done an excellent job. The Admin/Finance committee met on Tuesday, March 29, 2022 and reviewed the bid process and bid. The Admin/Finance committee and staff recommend approval of the bid from Keddington & Christensen, LLC in the amount of \$13,000 for the 2022 audit.

Councilwoman Alberts moved to approve Resolution 22-17: Award Auditing Services Contract to Keddington & Christensen, LLC. Councilman Soderquist seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

8. Resolution 22-18: Vacate General Utility and Drainage Easement on Harvest Park Lot 205

When the Harvest Park Phase 2 Subdivision was being developed it was uncertain how the adjacent ground to the east would be configured, but it was certain that a detention basin would be needed. An easement for the estimated need was put in place on Lot 205. City Engineer Brandon Jones expressed adjacent ground to the east is currently going through the development process with enough available property to accommodate the needed detention volume. The property owner of Lot 205 has requested the vacation of this easement.

Discussion took place regarding whether the Council approved the plat with this easement and if it was used in calculating open space. Brandon reported when it was approved on June 18, 2019 the packet included the easement.

Councilwoman Alberts moved to approve Resolution 22-18: Vacate General Utility and Drainage Easement on Harvest Park Lot 205. Councilman Dills seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

9. Ordinance 2022-03: Amending Title 10 Chapter 8 Section 2 Number of Parking Spaces

After passing the private right-of-way ordinance in January, the City Council asked for a review of the current parking space requirements. Staff used the International Building Code as reference to compile changes allowing the ordinance to answer most uses that could be developed within the city. The Planning Commission discussed the changes in February and continued into March where it recommended approval with additions for Internal Accessory Dwelling Unit (IADU). It was also suggested multi-family visitor parking be distinct from other parking. Note that current businesses will not be required to change and will be grandfathered in. Below is a comparison of the current code and the how the proposed changes also showing how it would affect current businesses if they were newly established.

Commercial Recreation

La Roca Futbol Club 60000 Sq Ft – Current 70 spaces + 50 gravel Spaces = 120,
Updated Table 120 + 25 (Outdoor Rec Space) = 145

Restaurant

Burly Burger 1500 Sq Ft – Current 12, Updated Table 15.
Sit Down 4000 Sq Ft – Current approx. 35 (for 35 tables of 4), Updated Table 40.
Quick Serve 2500 Sq Ft – Current approx. 12 (24 tables of 2), Updated Table 25.
Coffee Shop 800 Sq Ft – Current 1 (0 Seats), Updated Table 8.

Medical Office

Doctors Suite 8000 Sq Ft – Current approx. 36 (10 employees), Updated Table 40.
Dental Office 2000 Sq Ft – Current approx. 8 (4 employees), Updated Table 10.

Retail

Maverik 4600 Sq Ft – Current 17, Updated Table 23.
Boutique Retail Store 1500 Sq Ft – Current Code 6, Updated Table 8.
Specialty Grocer 5000 Sq Ft – Current Code 18, Updated Table 25.

Current Code

1. Residential; all dwelling types	2 parking spaces per primary dwelling unit, plus 1 additional space per 3 units for multi-unit dwellings, and 1 additional space per IADU.
2. Golf courses, tennis courts and similar recreation areas	Determined by specific review by Planning Commission
3. Hotel, motel, and lodge	1 space per each 1 rental units, plus 1 space per 200 square feet of assembly, banquet, and restaurant area
4. Intensive retail commercial shops selling directly to the public	3.5 spaces for each 1,000 square feet of floor space
5. Less intensive commercial business, such as furniture, appliance, and lumber sales	1.5 spaces for each 1,000 square feet of floor area
6. Offices and personal services, including medical and dental clinics	2 spaces for each 1,000 square feet of floor area, plus 1 space for each employee per shift
7. Restaurants, bars, dining rooms	1 space for every 4 seats
8. Churches, auditoriums, assembly halls, theaters	1 space for every 5 seats
9. Bowling alleys, skating rinks	2 spaces for every 1,000 square feet of floor area
10. Industrial and wholesale establishments; industrial park	1 space for every 2 employees on the largest shift
11. Hospitals, schools, civic buildings	Determined by specific review by Planning Commission
12. Shopping centers, complexes, or rentable commercial space	At least 3.5 spaces per 1,000 square feet of floor

Updated Table

USE	NUMBER OF PARKING SPACES REQUIRED
Assembly	1 per 300 gross square feet
Dwelling Unit	2 per dwelling unit
Multi-Family Dwelling Visitor	1 per 3 dwelling units
Health Club	1 per 100 gross square feet
Hotel/Motel	1 per sleeping unit plus 1 per 500 square feet of common area
Industry	1 per 500 gross square feet
Medical Office	1 per 200 gross square feet
Office	1 per 300 gross square feet
Public Building/Space	Determined by specific review of the Planning Commission
Recreation; Commercial	1 per 500 gross square feet plus 5 per individual outdoor recreation space
Restaurant	1 per 100 gross square feet
Retail	1 per 200 gross square feet
School	1 per 3.5 seats in assembly rooms plus 1 per faculty member
Warehouse	1 per 500 gross square feet

Mr. Cahoon clarified some points of confusion. Calculations were obtained from the International Building Code. The requirements are applied as part of the development plan process with business licensing and subdivision code. A comparison was not made with every possible use. Visitor parking is based off the number of units and must be labeled on the drawings.

Councilman Dills suggested defining the distance allowed from visitor parking to building units. Mr. Cahoon cautioned on being too restrictive with development designs. Councilwoman Petty verified the Council is okay with 1 per every 3 units for multi-family visitor parking.

Councilwoman Petty moved to approve Ordinance 2022-03: Amending Title 10 Chapter 8 Section 2 Number of Parking Spaces. Councilwoman Alberts seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

10. Ordinance 2022-07: Amending Title 10 Chapter 5 Various Sections to Exclude Hill Air Force Base Easements from Density Calculations

At the November 16, 2021 City Council Meeting, the Council discussed density calculations and the ability to include easement areas within that calculation. South Weber City Code currently does not give direction on what can and cannot be used in a density calculation. Currently, a density calculation is made by taking the total number of units for a project and dividing the gross total area. All easements, roads, and open space are included in that calculation. The direction from that meeting was for staff to draft an ordinance to exclude Hill Air Force Base easements. Staff has included the following language in the code to accomplish that directive:

Areas within a given development that contain land use easements purchased by the state of Utah for the purpose of protecting the health and safety of the citizens of Utah and assuring the continued operation of Hill Air Force Base as an active military base, shall not be utilized in density calculations.

Councilman Halverson moved to approve Ordinance 2022-07: Amending Title 10 Chapter 5 Various Sections to Exclude Hill Air Force Base Easements from Density Calculations. Councilman Soderquist seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

11. Approve Self-Contained Breathing Apparatus (SCBA) Purchase

The fire department discovered there are no longer parts available to repair the current SCBA packs. These packs were scheduled to be replaced in several years, but due to the inability to fix them, the need has become urgent. City Council discussed this need on February 22 as part of the budget retreat discussion and March 22 as part of the ARPA fund discussion. Council determined to use a portion of ARPA funds to purchase the SCBAs. The item tonight authorizes that purchase.

Councilman Soderquist moved to approve Self-Contained Breathing Apparatus (SCBA) Purchase for Curtis for \$107,075.51. Councilman Dills seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

12. Fire Auxiliary Building Project Overview & Potential Action

Council and staff have been working on this project over multiple years. The project has added complexity over time to include 1) whether to repair or demolish the civic building, 2) how to replace the storage use currently in the building if it were to be removed (that is when the first use of the word “shed” was used in a public meeting), 3) how to provide rear access to the station for frontline vehicles to respond more rapidly, 4) where to store and make accessible all fire

vehicles and equipment, 5) if that storage building should be located where the stage sits currently, and 6) an appropriate cost for a fire auxiliary building in the rear of the station that hopefully fulfills all of those needs.

The project was originally budgeted for \$125,000 to include the site work, building, and drive access. The building portion of the project was awarded on October 26, 2021 for \$97,640 to Roper Buildings. It was understood at that time that the drive access portion would necessitate going over the \$125K budget but the exact amount was unknown. Bids were opened for the concrete portion of the project on December 23, 2021, with the low bid by Post Construction at \$283,956.00 (\$289,356.00 with 3 alternate bid items included) and the other two bids coming in at \$368,684.50 and \$380,912.10. Staff discussed the project costs and project options and then on January 31, 2022, met with Mayor Westbroek to rely on his construction expertise and find options for reducing the scope of the project to lower costs. Post Construction was given the chance to revise their bid based on the amended scope, which came in at \$243,323.00, a reduction of \$46,033.00. Mayor and staff feel there is some additional room for cost reduction as we know one item remained in the reduced scope that can still be removed which was bid specifically at \$9,750.00. This concrete portion of the project is yet to be awarded, although staff recommends awarding to Post Construction if/when the scope of the project can be finalized.

After the most recent discussion regarding potential uses of ARPA funds on March 22, 2022 when the City Council requested additional information on the project and its purpose in hopes of finalizing the project's scope and cost, the Mayor and members of Council have visited the fire station one on one and discussed the project on site with Chief Tolman. There is no debate that this project has changed in scope and cost over time as additional information came to light and various disparate needs surfaced throughout the decision-making process which were hopefully addressed in the current potential solution. Staff hopes that the project overview summary and follow up Council discussion tonight can provide a path forward for the project with all that we now know.

The project as currently proposed addresses the following needs:

- Provides for all frontline vehicles to have quick access to the road either from the front or rear of the fire station
- Provides for all vehicles, supplies/drugs, and equipment to be stored in temperature-controlled spaces
- Removes the civic building as determined in 2019
- Keeps the stage intact and in its current form and location
- Provides space for anticipated vehicle needs currently forecast for the department

As staff has analyzed the project, additional items and questions have arisen that must be considered for the total project cost that are not included in the cost of the building or the driveway/site work such as electrical work, new gas service and meter, engineering and construction management, new Comcast service connection, building permit and plan review by WC3, and HVAC work. The table below shows that the overall project cost is estimated at approximately \$400,000, with \$275,000 currently unfunded. ARPA money has been discussed as an option to make up the gap on our missing funds.

A detailed full project cost breakdown is provided below:

Description	Cost	Estimate, Bid, or Exact	Notes
Building Construction (Roper Buildings)	\$91,140	Adj. Bid	CC Awarded Amount of \$97,640. The lower cost reflects that an element of this bid was determined to be better served as part of the concrete bid portion
Driveway and Site Work (Post Construction Low Bid)	\$243,323.00	Adj. Bid	Reduced Scope Revised Bid (believe can be reduced further by \$9,750)
Building Permit & Plan Review	\$1,000	Est	WC3 is contracted third party review
Engineering & Construction Management (July 1 – Dec 31) (Jan 1 to completion)	\$11,125.25 \$12,000	Exact Est	Anticipating moderate to high construction oversight
Electrical Work (Johnson Electric)	\$8,000	Est	New 100 amp service, wiring, 3 exterior lights, interior lights, outlets for garage door openers, misc. outlets, circuit/wiring for space heaters
Space Heaters (2) – Donated	\$0	NA	
New Gas Service & Meter (Dominion Energy)	\$1,573.25	Exact	
Comcast	\$3,000	Est	Anticipate new service from pole to Fire Station with civic building demolition
HVAC Contractor	\$5,000	Est	Connection at new meter, piping, work inside Aux Bldg
Contingency (Approx. 5%)	\$18,808.08	Est	
TOTAL	\$394,969.58		Total estimated cost
Budgeted	\$125,000.00		Current total budget
Remainder Needed	\$269,969.58		Funding gap

Below is a line by line list of elements included in the original and reduced scope project bids for comparison on what was removed to reduce the scope of the project (red denotes a change and red strikethrough denotes removal of the item):

LS = lump sum sf = square feet ea = each lf = linear feet

#	ORIGINAL BID			REDUCED SCOPE			Final Price
	Description	Qty	Unit	Description	Qty	Unit	Total
1	Mobilization	1	LS	Mobilization	1	LS	\$15,000
2	Demolition and removal of Civic Center	1	LS	Demolition and removal of Civic Center	1	LS	\$25,000
3	Clear and grub	4,860	sf	Clear and grub	4,860	sf	\$4,860
4	Remove existing tree (6" – 12" dia.)	5	ea	Remove existing tree (6" – 12" dia.)	5	ea	\$5,500
5	Abandon sprinkler control box	2	ea	Abandon sprinkler control box	2	ea	\$550
6	Excavate, relocate, and reconnect buried propane tank	1	LS	Excavate, relocate, and reconnect buried propane tank	1	LS	\$5,000
7	Excavate and grade to subgrade (dispose of excess material) – approx. 308 cy	1	LS	Excavate and grade to subgrade (dispose of excess material) – approx. 308 cy	1	LS	\$9,400
8	Remove existing concrete curb wall and handrail	48	lf	Remove existing concrete curb wall and handrail	48	lf	\$1,500
9	Remove existing concrete flatwork (4" thick)	3,860	sf	Remove existing concrete flatwork (4" thick)	3,860	sf	\$3,281
10	Remove existing asphalt (3"-4" thick)	1,190	sf	Remove existing asphalt (3"-4" thick)	1,190	sf	\$833
11	Remove existing curb and gutter	30	lf	Remove existing curb and gutter	30	lf	\$922.50
12	Sawcut asphalt	80	lf	Sawcut asphalt	80	lf	\$480

13	Remove existing chain link fence (10' tall)	50	lf	Remove existing chain link fence (10' tall)	50	lf	\$312.50
14	New 4" PVC SDR-35 sewer service	260	lf	New 4" PVC SDR-35 sewer service	260	lf	(\$16,900)
15	Connect new 4" sewer service to main	1	ea	Connect new 4" sewer service to main	4	ea	(\$1,500)
16	New oil water separator on sewer line	1	LS	New oil water separator on sewer line	1	LS	\$9,750
17	New NDS 5" Pro Series Channel Drain System	90	lf	New NDS 5" Pro Series Channel Drain System	90	lf	(\$20,700)
18	New 12" PVC SDR-35 storm drain	235	lf	New 8" PVC SDR-35 storm drain	225	lf	\$16,425
19	New 4' storm drain manhole	1	ea	New 4' storm drain manhole Connect to exist. manhole	1	ea	\$1,100
20	New storm drain inlet box	1	ea	New storm drain inlet box	1	ea	\$2,375
21	New 4" ADS Duraslot Drain System	47	lf	New 4" ADS Duraslot Zum Z886 Trench Drain System w/ 6" PVC connection to inlet box	47	lf	\$10,575
22	New 1 1/2" poly water service line	260	lf	New 1 1/2" poly water service line	260	lf	(\$2,600)
23	Connect new 1 1/2" water service line to existing 3/4" water service	1	LS	Connect new 1 1/2" water service line to existing 3/4" water service	4	LS	(\$500)
24	New 1 1/2" poly gas service line	230	lf	New 1 1/2" poly gas service line (after the meter)	210	lf	\$1,102.50
25	Coordination with Dominion Gas to extend natural gas service to the new Aux. Building	1	LS	Coordination with Dominion Gas (new service line and meter installed by Dominion)	1	LS	\$675
26	New 2 1/2" Sch. 40 PVC electrical conduit	105	lf	New 2 1/2" Sch. 40 PVC electrical conduit	105	lf	\$1,942.50
27	New UTBC (4" and 12" thick)	565	ton	New UTBC (4" and 12" thick)	565	ton	\$23,165
28	New 30" curb and gutter	210	lf	New 30" curb and gutter	240	lf	\$7,680
29	New reinforced concrete floor (6" thick)	2,000	sf	New reinforced concrete floor (6" thick)	2,000	sf	\$19,900
30	New concrete flatwork (4" thick)	120	sf	New concrete flatwork (4" thick)	120	sf	\$942
31	New concrete flatwork (6" thick)	7,600	sf	New concrete flatwork (6" thick)	7,600	sf	\$59,660
32	New HMA (4" thick) – approx. 350 sf	11	ton	New HMA (4" thick) – approx. 350 sf	11	ton	\$2,640
33	New 1" washed rock (4" thick)	10	ton	New 1" washed rock (4" thick)	10	ton	\$1,850
34	New top soil (4" thick)	1,120	sf	New top soil (4" thick)	1,120	sf	\$3,360
35	New sprinklers	1,120	sf	New sprinklers	1,120	sf	\$1,960
36	New sod	1,120	sf	New sod	1,120	sf	\$1,232
37	New 4" paint striping	80	lf	New 4" paint striping	80	lf	(\$600)
38	New post and reattach fencing	1	LS	New post and reattach fencing	1	LS	\$1,650
Alternate Bid Items							
A1	New 12" RCP CI III storm drain	235	lf	New 12" RCP CI III storm drain	235	lf	
A2	New 12" ADS N-12 dual wall storm drain	235	lf	New 12" ADS N-12 dual wall storm drain	235	lf	
A3	New pipe bollard	4	ea	New pipe bollard	2	ea	\$2,700
TOTAL (Items 1-38, A3)		\$289,356.00		TOTAL (Items 1-38, A3)			\$243,323.00

Mayor Westbrook reported this project has been heavily discussed. Post Asphalt was asked to rebid the project which came in at \$243,323.00. As a result, Mayor Westbrook reviewed ways to reduce the cost. He met with Geneva, and they are willing to donate material and reduce the cost of their concrete. This would reduce the concrete cost approximately \$20,000.00. He also met with Layne Kap of Kastle Rock who is willing to demolish the civic center for \$3,000.00 if the city is willing to allow Kastle Rock to connect to a city water line. The city would be responsible to remove the debris. Layne is also willing to remove any trees and grub off the sod, cap off utilities, which is a savings of \$5,500.00. Looking at the scope of the project, Mayor Westbrook opined there are two items that can be removed. Item #16 new oil separator on sewer line \$9750.00, and Item #21 new drain system \$10,575.00. Total approximate cost of the building is now estimated to be \$177,000.

Councilman Soderquist acknowledged Mayor Westbrook's work on reducing the cost. Mr. Jones shared Post Construction may not be able to work with the changes to the project, and if the city is not ready to move forward with the project, then it will need to be re-bid. He was unable to

verify the work timeline because of all the delays. Mayor Westbrook suggested if the Council is not ready to move forward, at a minimum the metal framed building should be installed. Mayor Westbrook vocalized any demolition permits will need to be obtained and any asbestos will need to be removed. Councilman Dills revealed this is one of the few projects where the city will receive return on investment. Councilman Halverson acknowledged the wildlife vehicles are coming and need a place to be stored.

Councilman Soderquist moved to approve Fire Auxiliary Building Project Overview for \$400,000 and awarding Post Construction \$243,323.00 with encouragement to the Fire Department and Mayor to continue looking for cost cutting ideas. Councilman Halverson seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

Mayor Westbrook proclaimed Geneva has no other motive for helping other than supporting this community.

DISCUSSION ITEMS:

13. Storm Drain Rate Study

On February 8, 2022, Aaron Montgomery from Zions Public Finance presented preliminary results of the study to the City Council. The City Council requested the Municipal Utilities Committee (MUC) review the options presented and bring back a recommendation. The MUC reviewed the study and the projects that are identified to better understand the need for the suggested increase in rate. Once comfortable with the projects needed and the methodology of the study, the MUC compared each option and its ramifications for the city. The MUC was unanimous in the desire to include a 3% rate adjustment annually for sustainability. Discussion ultimately centered on whether to increase rates to the needed amount immediately or take it in bites over 2 or 3 years. The MUC feels that because Option 3 gets us to accomplishing projects more quickly and also keeps the rate the lowest over the long run that it is preferable to the other options.

Mayor Westbrook noted there is a need for a rate increase, but he expressed his concern with any sort of increase under the conditions of the economy today. City Engineer Brandon Jones appreciated the Mayor's comments and reported a study has been completed. He reviewed what goes into the rate study which includes: 10-year evaluation period, estimated growth and inflation rates, current cash balance & debt in Storm Drain Fund, Storm Drain Fund operating expenses, and Storm Drain Capital Projects from the Capital Facilities Plan. Mr. Jones expressed growth in storm drain ERUs is based on historical growth in the city and has been projected to increase 544 units by 2032, which equates to approximately 54 ERUs per year. The city currently has 3,345 ERUs. One residential unit is equivalent to one ERU. Non-residential ERUs are determined based on the amount of impervious surface and were provided by the city based on the number of ERUs currently billed. Mr. Jones explained the growth projections and stated operating expenses increase by 3% - 5% per year. In FY 2023 the increase will account for the addition of 1 new full-time employee. The current Storm Drain Fund has a cash balance of \$400,000, and \$0 outstanding debt. Mr. Jones reviewed the capital project needs assessment and prioritization. He then reviewed the rate options.

Rate Options

TABLE 13: SUMMARY OF RATE STRUCTURE OPTIONS

FY	Option 1		Option 2		Option 3		Option 4	
	Rate	Increase	Rate	Increase	Rate	Increase	Rate	Increase
2022	\$7.00	\$0.00	\$7.00	\$0.00	\$7.00	\$0.00	\$7.00	\$0.00
2023	\$13.50	\$6.50	\$13.50	\$6.50	\$15.75	\$8.75	\$15.75	\$8.75
2024	\$16.25	\$2.75	\$17.68	\$4.18	\$16.22	\$0.47	\$15.75	\$0.00
2025	\$16.74	\$0.49	\$18.90	\$1.22	\$16.71	\$0.49	\$16.70	\$0.95
2026	\$17.24	\$0.50	\$19.47	\$0.57	\$17.21	\$0.50	\$16.70	\$0.00
2027	\$17.76	\$0.52	\$20.06	\$0.58	\$17.73	\$0.52	\$17.70	\$1.00
2028	\$18.29	\$0.53	\$20.65	\$0.60	\$18.26	\$0.53	\$17.70	\$0.00
2029	\$18.84	\$0.55	\$21.27	\$0.62	\$18.81	\$0.55	\$18.76	\$1.06
2030	\$19.40	\$0.56	\$21.91	\$0.64	\$19.37	\$0.56	\$18.76	\$0.00
2031	\$19.99	\$0.59	\$22.57	\$0.66	\$19.95	\$0.58	\$19.88	\$1.12
2032	\$20.59	\$0.60	\$23.24	\$0.68	\$20.55	\$0.60	\$19.88	\$0.00

Only Option #2 is sufficient to fund additional Capital Project #8

Finance Director Mark McRae announced if no rate change is approved, the operating cost deficit will increase each year. Councilman Halverson favored Option 3. Councilwoman Petty concurred Option 3 builds the fund quicker. Mr. Larson expressed the Council needs to decide since this item needs to be included in the tentative budget. Councilwoman Alberts agreed with Mayor Westbrook to wait. Mr. Larson related the storm drain fund has been maintained through the general fund. Councilman Halverson reviewed this item has been kicked down the road for a long time. Councilman Dills expressed the choices made by the community limit outside sources of income and place the burden on the citizens. Councilwoman Petty voiced concerns that a rate increase may affect the new Public Works Facility bond coming up. After continued discussion on implementation date and option choices, the Council chose Option 3 to begin 1 July 2022.

14. Draft Tentative Budget

The budget was considered by staff, in Council retreat, through committees, and is now coming forward for a full Council discussion to create the Tentative Budget which must be adopted in May. Mr. Larson reminded Council the budget presented is a draft and anything can be adjusted at the Council’s discretion. He reviewed it is a conservative, balanced budget. Revenues are projected low and expenses high. Below is a summary of changes from the current budget.

General Fund Revenue Summary

- Overall revenue increase in the General Fund (GF) by \$521,000
- Property tax forecast anticipates \$1,000,000 total, which is an increase of \$67,000
- Property tax forecast includes holding the rate and going through the Truth in Taxation public process
- Sales tax forecast anticipates \$1,375,000 total, which is an increase of \$275,000
- The Council-adopted 80/20 philosophy puts \$1,100,000 of sales tax in the GF and \$275,000 into Capital Projects

Major Budget Items Summary

- A compensation system adjustment across all funds totaling \$275,000 based on updated market ranges that no longer are reduced by 15% and the placement of individual employees within that range based on merit that would be awarded at the discretion of the City Manager with department head performance evaluations and consultation
- Employee benefits remain the same
- Allocation of wages by department has seen a significant shift due to payroll software changes and the desire to allocate employees entirely into a department and no longer split employee wages between departments. This also shows in an increase to administrative services charges from the enterprise funds to the GF.
- New wildland program
- Full time Fire Chief
- 1 additional public works employee paid for by enterprise funds
- Additional travel and training opportunities identified
- Law enforcement increase of \$30K this year with larger expected next year depending on contract discussions with Davis County Sheriff's Office
- At least 50% increase to fuel expense across all funds
- Storm drain now paying for its portion of maintenance costs of grassed detention basins throughout the city
- Utility Rates
 - Major storm drain rate increase as decided by the City Council
 - Minor sanitation rate increase due to per can amount increase of 3.85% by Robinson Waste
 - Water rate unchanged
 - Sewer rate unchanged
 - TUF rate unchanged (Due for review in 2024)
- Various recreation program rate increases
- Enhanced communications shown in Community Services Department
- Establishing reserve funding standards through utility rate studies like the storm drain rate study that seeks to establish 180 days of cash on hand
- New abatement program at \$10K
- New trails maintenance line item established at \$20K
- Capital Projects Fund
 - \$50,000 additional for City Hall maintenance and semi-permanent updates
 - \$50,000 for streetlight replacement program
 - Vehicle maintenance program remains the same
 - 4 large new fans at the FAC
 - (TUF) Annual maintenance projects
 - (Streets) CFP/IFFP/IFA completion
- Capital Projects in Enterprise Funds
 - (Water) East Bench Transmission Line
 - (Water) Upsize various 8" pipes
 - (Water) Additional meter replacement
 - (Sewer) CIP Projects TBD
 - (Sewer) CFP/IFFP/IFA/Rate Study
 - (Sewer) Lift station generator
 - (Sewer) Confined space equipment
- Budget items on the radar with unknown timeline

- New Public Works Facility
- Lester Drive
- Old Fort Road extension
- Recreation and Parks (RAP) Tax
- Remaining ARPA items/projects
- Pickle ball programming revenues and expenses

Councilwoman Alberts met with the Country Fair Days Committee, and they are requesting a donation increase. The Council agreed to increase the donation from \$5,000 to \$7,500. She expressed concern with increasing employee compensation. Councilman Soderquist suggested a step approach with compensation versus getting everyone caught up right now. Councilman Dills agreed with Councilman Soderquist. Councilwoman Alberts assured her desire to make sure city employees are compensated fairly and asked if this is a rate adjustment every year. David responded this is a one-time market adjustment and is an opportunity to make a statement to the city employees that they are valued. Councilman Halverson recommended the Admin/Finance committee review the employee compensation philosophy. Councilwoman Alberts favored a tiered rate increase starting with the lower rate employees. The final decision was \$200,000 to increase employee salaries.

David explained the Wildland Program with three different scenarios on a spreadsheet. The Public Safety Committee favored Scenario 2 with a fulltime fire chief and contracted engine boss for one year.

Scenario 1 - Contract EB		MAX REIMBURSEMENT	MID REIMBURSEMENT		MIN REIMBURSEMENT		
Chief Salary		197	\$ 283,680.00	197	\$ 189,120.00	197	\$ 94,560.00
Engine Boss contract							
PT Seasonal							
PT Seasonal	NET REVENUE		\$ 210,480.00	NET REVENUE		\$ 134,320.00	NET REVENUE
PT Benefits	Scenario 1		\$ 134,736.00	Scenario 1		\$ 58,160.00	Scenario 1
Overtime Hours	Scenario 2		\$ 55,766.00	Scenario 2		\$ (17,584.00)	Scenario 2
	Scenario 3			Scenario 3		\$ (91,054.00)	Scenario 3

Scenario 2 - FT Chief/Contract EG	Scenario 1 = Contract EB
Chief Salary	Scenario 2 = FT Chief/Contrat EG
Chief Benefits	Scenario 3 = FT Chief & Boss
Engine Boss salary	
Engine Boss Benefits	
PT Seasonal	
PT Seasonal	
PT Benefits	
Overtime Hours	

Scenario 3 - FT Chief & Boss
Chief Salary
Chief Benefits
Engine Boss salary
Engine Boss Benefits
EB Overtime Hours
PT Seasonal
PT Seasonal
PT Benefits
Overtime Hours

David shared information about the additional public works employee, the Davis County Sheriff's Office contract, and increased recreation rates by \$3 for each sport recommended by the Recreation Committee. He also explained the possibility of renting a trailer for office space at City Hall. Councilman Dills asked about a line item for engineering. David declared there is no single line item because every department, fund, development, etc. has engineering fees.

15. Noise Ordinance Introduction

Councilwoman Alberts moved to continue Noise Ordinance Introduction to May 10, 2022. Councilwoman Petty seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

16. Planning Commission Chair Term Length

Mayor Westbrook questioned if the Council would like to amend City Code Title 10-3-4 because it currently limits the Planning Commission Chair's term length to one consecutive term. He expressed the chair's first year is a learning experience. Trevor Cahoon reported it takes time for someone to learn how to run a meeting and not rely on staff for guidance. Councilman Halverson suggested amending the chair to a two-year consecutive term and Council agreed. Staff will bring back a code amendment for review.

REPORTS:**17. New Business (None)****18. Council & Staff**

Mayor Westbrook: divulged Geneva is working on dust improvements by adding polymer to the water and implementing a clarifier which should help with fugitive dust. Wasatch Integrated Waste is capping off the north side which should help with the odor.

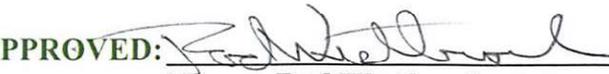
Councilman Halverson: requested city staff check into the requirement for fencing in Riverside Phase 3.

Councilwoman Alberts: communicated the Country Fair Days Committee is requesting the Council's help on Monday night dinner. She reminded citizens the Easter Egg Hunt is this Friday.

Councilman Soderquist: announced dust is still a problem.

City Manager David Larson: confirmed the Municipal Utilities Committee will be meeting tomorrow morning at 10:00 a.m. He reminded everyone the Utah League of Cities retreat will be next week.

ADJOURN: Councilman Halverson moved to adjourn the Council Meeting at 11:23 p.m. Councilwoman Petty seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

APPROVED:  Date 05-10-2022

Mayor: Rod Westbrook



Michelle Clark (May 11, 2022 10:29 MDT)

Transcriber: Michelle Clark

Attest:


City Recorder: Lisa Smith

**Comments to South Weber City Council
for 12Apr22 Meeting
by Paul A. Sturm**

Tonight I have some random Comments and Questions. Some Good, Some Bad, and others Potentially Ugly!

A) The Good - I would like to commend the Mayor, and other staff regarding the paving of the Lofts construction potholes on 2700 E. between Deer Run Drive and 7800 South.

I realize that the Mayor, during his housing construction projects, encountered the need to access utilities buried beneath streets, and the fact that once trenches were dug, and the utilities stubbed to the property line, then street repair could be accomplished. This is what appears to have happened, especially since there were curb cuts that will eventually have to be repaired. We, the residents who use this road, are very appreciative of these repairs.

B) The Bad - Once again residents and others who use 2700 E. were not notified of the road closure on 4Apr22 . I recommended that SWC establish a road closure notification process during the 8Mar22 City Council meeting. This was not done!

I can think of several reasons that this was not done and events that did not occur:

- 1) The City was not notified by the Lofts contractor of the road closure. If that was the case, then the contractor should be fined for violating SWC "Code", and aware of, or**
- 2) The City was notified, and a permit issued, but other City Staff was not notified.**
- 3) The City Staff was notified, but failed to notify residents of the 2700 E. closure.**

I do not know which event happened, but the result was the same- No Resident Notification!

C) Potentially Ugly -

Discussion Item 15. - Packet Pages 215-227 of 228 - Noise Ordinance Introduction.

I have questions/concerns regarding this proposed ordinance being discussed:

- 1) Is a 12-page Ordinance really required for SWC? The recent trend in the City appears to be to make excessively large ordinances that it makes it difficult for the common citizen to wade through, let alone fully comprehend, unless you are a lawyer.**
- 2) I did some research on a mid-capability dual range sound meter. The cost of the meter itself (a Reed Meter) is approximately \$179. The Sound Level Calibrator is About \$176 and with a pouch totals about \$400. This is a City expense, the total of which is determined by how many units the City purchases.**
- 3) Acronyms should be identified at first use and not depend on the definitions table.**
- 4) Page 227 of 228: Enforcement - C.- It states any Peace Officer, but then continues to authorize City employees who are not Peace Officers, and who do not have such training. Also, verified of logs of calibration must be maintained as with a radar unit.**