

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 10 January 2023

**TIME COMMENCED:** 6:00 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

**FINANCE DIRECTOR:** Mark McRae

**CITY MANAGER:** David Larson

**COMMUNITY SERVICES DIR:** Trevor Cahoon

**CITY ENGINEER:** Brandon Jones

**CITY ATTORNEY:** Jayme Blakesley

**CITY RECORDER:** Lisa Smith

**Minutes:** Michelle Clark

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**ATTENDEES:** Paul Sturm, Chad Skola, Kevin Schonsheck, Robert Jensen, Rick Smith, Tim Grubb, Susan Judkins, Michael Grant, Jessica Rancie, Fred Philpot, Gary Keddington, Val Petersen, Cole Fessler, Jake Judkins, and Jeremy Davis.

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

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

**2. Prayer:** Councilman Dills

**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 & city and direct comments to the entire Council (They will not respond).

**Tim Grubb of South Weber City** questioned a notice he received regarding a rezone from R-7 to R-5-SG. Trevor Cahoon reported it will take place 9 February 2023.

**PRESENTATIONS**

#### 4. Employee Years of Service Recognition

- Cole Fessler
- Jake Judkins

Mayor Westbrook announced Cole Fessler and Jake Judkins have been employees with the City for 10 years. Fire Chief Derek Tolman shared Cole and Jake began serving as volunteers to the South Weber Fire Department in their twenties. When the city transitioned to a full-time fire department, Cole and Jake stepped up with their leadership skills. They sacrificed time and energy in serving the community. Chief Tolman added Cole is the “catch all” for him. When something needs to get done, Cole is the guy who makes it happen. He expressed his appreciation to Jake who takes care of all the necessary medical supplies as well as conducts quality control for ambulance billing. Chief Tolman thanked them both for all they do for South Weber City and the community. Mayor Westbrook also thanked them for their service.

#### 5. Audit Report by Keddington and Christensen

At the end of each fiscal year, management is responsible for the preparation and fair presentation of the city’s financial statements in accordance with accounting principles; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements. The South Weber City Council has contracted the services of Keddington & Christensen, LLC to perform an independent audit of the statements and report their findings to the City Council. This audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

Gary Keddington of Keddington and Christensen presented the annual audit report of the South Weber City’s financial records. He explained his role is to make sure the numbers in the city’s financial statements represent and are presented in a way the accounting rules require them to be. He pointed out this is a state required financial audit and not an operational audit. He expressed the city has an excellent staff and he is very appreciative of their willingness to be available for questions any day or time. He added there is a new accounting standard on leasing, which changed the presentation on leases. He commended Finance Director Mark McRae for the modifications he had to make because of this new requirement. He encouraged the City Council to read the Management Discussion document, assets, and debt. He announced the City received a clean audit report. There was one non-compliance issue with the budget in the storm sewer fund. The fund has depreciation and has to be depreciated. Utah state also requires auditing the court and no issues were found. Mr. Keddington commended Lisa Smith in her role as court clerk. Mayor Westbrook thanked city staff for all their hard effort.

#### 6. Davis and Weber Counties Canal Company (DWCCC) Secondary Water Rates

Rick Smith, of DWCCC, explained a secondary water rate analysis/study was completed and they determined the fee schedule needed to increase for this water season. He noted DWCCC has not adjusted secondary water rates since 2011. Mr. Smith reported the last few years of extreme drought have been a challenge. The current status of reservoirs and snowpack brings some level of comfort. The current snowpack is 168% of normal with storage at Echo being 63% and East Canyon at 57%. The 2022 Legislative Session, HB242 passed which requires all secondary water services to be metered by December 31, 2029. Mr. Smith reported the new rate will begin on the February billing.

**Recommended Rates: South Weber**

Lot Size in Acres		Reflects Increases in Assessments		
From	To	1-inch connection		
From	To	Existing Fee	Proposed Fee	% Change
0	0.33	\$272	\$313	15%
> 0.33	0.50	\$294	\$368	25%
> 0.50	0.75	\$327	\$409	25%
> 0.75	1.00	\$359	\$449	25%

Does not include local collections fees

City Manager David Larson asked if rates would change as meters are installed or wait until the entire system is in place. Mr. Smith responded it will be a flat rate to be equitable across the board.

**7. Planning Commission Goals**

Jeremy Davis, Planning Commission Chair, presented items for the City Council to review as potential goals for the Planning Commission in 2023. The Planning Commission proposed

- Integration of wise water use in the General Plan
- Complete review of land use code

Councilwoman Alberts revealed the city has a Water Conservation Plan and waterwise landscaping is on the list for the Code Committee to review. Councilman Dills explained the committee has a priority list. Commissioner Davis responded he has not seen the priority list. Discussion proceeded to distinguish what should be tackled by Planning Commission, which by Code Committee, and which by the Council. Improvement of communication between City Council and Planning Commission was identified as an issue. Direction was given for Commissioners to provide what they would like to see prioritized.

**8. General RV Incentives**

The company General RV has submitted a proposal for an RV retail sales development on the commercially zoned property just off I-84 along the north side of Old Fort Road. They also submitted an official letter of request for development incentives from the City to assist in the project’s completion and support its desired success. City Manager David Larson explained all items requested would be in the form of a post-performance incentive through tax increment financing (TIF). He presented some information on how TIF works and noted Utah State Law does not allow incentives, except when the retail square footage is under 20,000 square feet.

General RV has officially requested the following:

- 10-year property tax reimbursement
- Waiver of impact fees due for the project
- Reimbursement of public infrastructure improvements:
  - Irrigation Piping
  - New sidewalk/walking path
  - New landscaped park strip
  - CMU firewall

Mr. Larson stated these types of incentive requests are typically viewed one of two different ways – (1) the City loses revenue that would have otherwise been received or (2) the City is gaining revenue that would not have been received without the incentive. Ultimately, the City Council determines whether the City is willing to enter into an incentive agreement for this

project. The decision regarding whether the City will agree to or negotiate the incentive is separate and distinct from the approval process of the project itself.

Attorney Jessica Rancie, representing General RV, explained her client is hoping to start this 18-acre project for an RV dealership along 6650 S and 475 E in the spring of 2023. Ms. Rancie relayed the project will include a retail sales center which is expected to earn \$100 million annually. It is anticipated the Service Center will employ over 100 employees with an average salary of \$70,000 per year. The Service Center will also offer specialized training and education through the RV Technical Institute. Benefits to the city include sales taxes, attracting educated employees to the area, possibly drawing in other services, and potential increased property taxes. She estimated the sales tax revenue generated from this project for the City would compensate the City for the cost of the incentives within four years.

Mr. Larson questioned if General RV is requesting upfront payment through bonding and increment payment of the bond or looking for payment overtime directly to them. Both options would be considered. City Attorney Jayme Blakesley explained the redevelopment agency (RDA) process and why the process is so lengthy. Councilman Halverson questioned some of the estimated costs by the dealership and some discussion followed as to code requirements. Councilwoman Petty acknowledged she is willing to negotiate these list of incentive items further. Mayor Westbroek communicated the consensus is the City Council is willing to work with General RV on the suggested incentives.

## **ACTION ITEMS**

### **9. Consent Agenda**

- **November 29, 2022 Minutes**
- **December 13, 2022 Minutes**
- **December Checks**
- **November Budget to Actual**

**Councilwoman Alberts moved to approve the consent agenda as written. Councilman Halverson seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.**

### **10. Ordinance 2023-01: City Standards**

Due to some policy and procedure changes, and updated design methods there are several items in the currently adopted Standards that need to be updated. The changes were presented to the Planning Commission and a public hearing was held on December 8, 2022. The Planning Commission recommended adoption of the proposed changes.

**Councilman Soderquist moved to approve Ordinance 2023-01: City Standards with the amendment that the conduit for the electrical cable that services the streetlights be changed from 2” to 1.5”. Councilman Dills seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.**

### **11. Resolution 23-01: Appoint 2023 Mayor Pro Tempore**

Councilman Dills nominated Councilman Quin Soderquist as Mayor Pro Tempore.

**Councilman Dills moved to approve Resolution 23-01: Appoint Quin Soderquist 2023 Mayor Pro Tempore. Councilwoman Alberts seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.**

**12. Resolution 23-02: Appoint New Planning Commissioner**

City Code 10-3-1 establishes that the Mayor shall appoint commission members with the advice and consent of the City Council. The Commission should represent a cross section of the community to provide balanced representation. One incomplete and four full applications were received and reviewed by Mayor Westbroek. He interviewed Ricky Benitez, Wes Johnson, Jeffrey Muntinga, and Chad Skola as prospective Commissioners and recommended Chad Skola.

**Councilman Soderquist moved to approve Resolution 23-02: Appoint New Planning Commissioner Chad Skola. Councilwoman Petty seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.**

Oath was then administered by City Recorder Lisa Smith.

**13. Resolution 23-03: Final Plat w/Phasing and Associated Agreements for Petersen Farms PUD at approx. 6950 S 475 E by Applicant Timothy Grubb.**

The Planning Commission in the December 8, 2022 meeting recommended approval of the Final Plat for Petersen Farms PUD and the necessary agreements for the subdivision. City Staff after thorough review of the subdivision recommended approval. Planning Commission previously approved the site plan, conditional use permit, architectural review, and improvement plans. The Commission also recommended approval of the fee in lieu landscaping and boundary line agreements. A cross access agreement is already in place.

Councilman Dills was concerned about the driveway to the rental units. Councilwoman Alberts questioned the reason for the boundary line agreement. Mr. Jones explained there are some discrepancies with the property lines on the north end of the development along the park property. In order to clear up any issues, a Boundary Line Agreement will be recorded that establishes a common line that both property owners agree upon. He reported the newly installed fence along the park property is the line that is being followed.

Councilman Soderquist recused himself because he works closely with one of the owners of this project. Mr. Blakesley commended Councilman Soderquist for reaching out to him to discuss the recusal process.

**Councilman Halverson moved to approve Resolution 23-03: Final Plat w/Phasing and Associated Agreements for Petersen Farms PUD at approx. 6950 S 475 E by Applicant Timothy Grubb. Councilwoman Alberts seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty voted aye. Councilman Soderquist abstained. The motion carried.**

Mayor Westbroek thanked Mr. Grubb for his attention to detail on this development. He has had several individuals comment on the Petersen Farm Assisted Living Center which is an asset to South Weber City.



**REPORTS****14. New Business (None)****15. Council & Staff**

**Mayor Westbrook:** reminded Council the City Retreat will be held January 27<sup>th</sup> & 28<sup>th</sup> and each committee should bring a priority list with them.

**Councilman Dills:** reported he received results from the survey for adult recreation. The most requested activities included: pickle ball, softball, volleyball, and corn hole. The end of year park tour has been completed and a five to ten-year plan is being created.

**Councilwoman Alberts:** announced the Code Committee has been reviewing the city code for conditional use permits and will go before the Planning Commission. The Public Safety Committee met with Davis County Sheriff's Department and DCSD will decal vehicles to display South Weber City. New contract will include an increase in pay.

**Councilman Soderquist:** commended the City Staff for the audit review. He praised South Weber City's very capable employees. He updated everyone on the partnership with University of Utah who will be adding equipment and monitoring dust in the City. Councilwoman Alberts requested updates to be included on the city website, city sign, and email. Mr. Larson reported the Health Department will be looking at a survey regarding health concerns. Councilman Soderquist reported because of current weather the dust levels have been low. Councilwoman Petty commended Councilman Soderquist for his dedication to monitoring the 15 dust boxes every week.

**Councilwoman Petty:** thanked all those involved with the Breakfast with Santa at the Family Activity Center.

**City Manager David Larson:** stated the city is a partner with the Well Being Project. A survey will be coming. He thanked the snowplow drivers for their dedication this year.

**ADJOURN:** Councilman Halverson moved to adjourn the meeting at 8:34 p.m. and go into a closed session held pursuant to the provision of UCA section 52-4-205(1) (d) and (e) to discuss the sale, purchase, exchange, or lease of real property. Councilman Soderquist seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Alberts, Dills, Halverson, and Petty voted aye. The motion carried.

**APPROVED:**  **Date** 02-07-2023


**Mayor: Rod Westbrook**



Michelle Clark (Feb 8, 2023 17:45 MST)

**Transcriber: Michelle Clark**

**Attest:**

  
**City Recorder: Lisa Smith**







# 1-10 s

Final Audit Report

2023-02-09

Created:	2023-02-08
By:	Lisa Smith (lsmith@southwebercity.com)
Status:	Signed
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## "1-10 s" History

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-  Document emailed to mclark.1166@gmail.com for signature  
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-  Signer mclark.1166@gmail.com entered name at signing as Michelle Clark  
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-  Document e-signed by Michelle Clark (mclark.1166@gmail.com)  
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