

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 11 April 2023

TIME COMMENCED: 6:18 p.m.

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

PRESENT: MAYOR:	Rod Westbroek
COUNCIL MEMBERS:	Hayley Alberts Joel Dills Blair Halverson Angie Petty Quin Soderquist
CITY MANAGER:	David Larson
FINANCE DIRECTOR:	Mark McRae
COMMUNITY SERVICES DIR:	Trevor Cahoon
CITY ATTORNEY:	Jayne Blakesley
CITY ENGINEER:	Brandon Jones
CITY RECORDER:	Lisa Smith

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Jeremy Davis, and Michael Grant.

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).

Paul Sturm of South Weber City requested clarification of budget wording “fund balance” and numerical signs (+/-). He noted the packet pages should be numbered.

ACTION ITEMS:**4. Consent Agenda**

- **14 March 2023 Minutes**
- **March Checks**
- **February Budget to Actual**

Councilman Soderquist moved to approve the consent agenda as written. Councilman Dills seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Alberts, Dills, and Soderquist voted aye. Councilwoman Petty and Councilman Halverson abstained as each were excused from the meeting. The motion carried.

5. Ordinance 2023-04: Extended On-Street Parking

The current code limiting parking for vehicles, trailers, and recreational vehicles parking over an extended period on South Weber City streets has some areas that are vague and open to interpretation. The Public Safety Committee drafted a proposed ordinance to help mitigate these issues.

Councilman Halverson moved to approve Ordinance 2023-04: Extended On-Street Parking. Councilwoman Alberts seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

6. Resolution 23-10: South Weber Model Railroad Club (SWMRRC) Agreement

The Parks Committee has been working with the SWMRRC concerning updating the agreement with South Weber City. The major additions to the agreement are as follows:

- The agreement has a term of 10 years, until December 31, 2033
- SWMRRC will begin leasing the land at \$200/year
- The City must authorize by written approval any additional track to be installed
- Clarification on grass and weed maintenance responsibilities to 2 feet from the outside rail of the track
- Clarification on the club's ability to request donations up to \$2/ride/person
- Clarification on the club's responsibility to place signs when trains are running but public rides are not being provided
- Establish a regular bi-annual meeting schedule between the club and the committee for coordination purposes
- Add force majeure language

Councilwoman Petty queried why only one day a month for public use and not two. She stated a 10-year agreement is too long. Councilman Dills responded a 10-year agreement allows the SWMRRC to attract investors. Councilman Soderquist added the 10-year agreement was a compromise between the SWMRRC and the Parks Committee. Councilwoman Petty stated South Weber City needs to have the ability to re-negotiate the agreement if the need arises.

Councilwoman Alberts favored adding language to include modifications to the agreement. City Attorney Blakesley suggested adding an addendum if both parties agree. Councilman Halverson favored a 5-year agreement with one day a month for public use. Councilman Soderquist agreed, but he would support the 10-year agreement with the bi-annual meetings. Councilwoman Petty

suggested no more than 3-years. Councilwoman Alberts approved the 10-year agreement because it allows for the club to attract investors and she did not want to set them up for failure. Mr. Blakesley added SWMRRC can do an insurance or cash bond which would allow South Weber City to step in and maintain the weeds. Councilwoman Alberts noted the language for formal approval was ambiguous. The City Council suggested amending the agreement to specify the City Council will give approval. Councilwoman Petty questioned the language in Section 1.1.1 and 1.6.6 concerning free ride days and donations, etc. It was suggested to replace “fee” with “donation.” The City Council agreed individuals should not feel pressured to donate on free ride days. City Manager David Larson expressed that a representative from SWMRRC could not attend tonight’s meeting and they had a couple of items they would like to discuss further. Mr. Blakesley will include a statement at the end of the agreement to include it must meet all federal and state laws.

Councilman Dills moved to continue Resolution 23-10: South Weber Model Railroad Club Agreement to May 9, 2023. Councilman Soderquist seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Alberts, Dills, Halverson, and Soderquist voted aye. Councilwoman Petty voted nay. The motion carried 4 to 1.

7. Resolution 23-11: Redevelopment Agency Reimbursement Agreement

The Development Agreement for the General RV Center project requires the City, through its Redevelopment Agency (“Agency”), to establish a Community Reinvestment Area (“CRA”). Presently, the Agency lacks resources to pay for the work necessary to establish a CRA. Once the CRA is established and the General RV Center project is completed, the Agency will reimburse the City from property tax revenues generated by the project. This Agreement is required to comply with the City’s obligations in its Development Agreement with South Weber LLC for the General RV Center project. The agreement established a maximum reimbursement amount of \$15,000. The anticipated costs for Zions Public Finance to complete the project area study would not exceed \$7,000, leaving room for other potential consultant work that could be necessary in such as legal, engineering, and/or survey work.

Councilwoman Alberts moved to approve Resolution 23-11: Redevelopment Agency Reimbursement Agreement. 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.

Councilman Halverson moved to open the public hearing for Fiscal Year 2023 Budget Amendment. 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.

******* PUBLIC HEARING *******

8. Public Hearing: Fiscal Year 2023 Budget Amendment

The current budget was adopted on August 23, 2022. Since the adoption of the budget, several unforeseen expenditures have come before the City Council. They are as follows:

10-43-240	Office Supplies	+5,000	
10-43-900	Transfer to Fund Balance	-5,000	
52-40-650	Sewer - Depreciation	+8,000	
52-40-312	Sewer - Engineering	-8,000	
54-40-650	Storm - Water Depreciation	+25,000	
54-40-650	Storm - Transfer to Fund Balance	-25,000	
10-60-135	Street - Health Insurance	+10,000	
10-60-415	Street - Mailboxes and Street Signs	-10,000	
51-40-650	Water - Depreciation	+25,000	
51-36-100	Water - Interest Earnings	+25,000	
20-71-610	Recreation - Miscellaneous	+85,000	2022 Gravel Pit - Canyon Meadows
20-39-900	Recreation - Fund Balance to be Appropriated	+85,000	2022 Gravel Pit - Canyon Meadows
45-34-445	Contributions - Restricted	+85,000	2023 Gravel Pit - Canyon Meadows
45-39-900	Fund Balance to be Appropriated	-85,000	2023 Gravel Pit - Canyon Meadows
45-39-900	Fund Balance to be Appropriated	-121,000	
45-90-900	Contribution to Fund Balance	-121,000	
45-39-900	Fund Balance to be Appropriated	+40,000	
45-57-730	Fire - Improv. Other Than Buildings	+40,000	Fire Alerts - Rebudget
45-70-730	Parks - Improv. Other Than Buildings	+5,000	Cherry Farms
45-36-100	Cap Proj - Interest Income	+5,000	
45-60-730	Streets - Improv. Other Than Buildings	+150,000	R.O.W
45-39-800	Transfer from Impact Fees	+150,000	
45-33-500	Federal Grants ARPA	+230,000	Fire Aux Bldg
45-57-720	Fire - Buildings	+230,000	Fire Aux Bldg
45-33-500	Federal Grants ARPA	+60,000	City Hall Remodel
45-43-730	Admin - Improv. Other than Buildings	+60,000	City Hall Remodel
45-33-500	Federal Grants ARPA	+10,000	Bike Track
45-70-730	Parks - Improv. Other than Buildings	+60,000	Bike Track
45-33-500	Federal Grants ARPA	+10,000	Peterson Barn Memorial
45-70-730	Parks - Improv. Other than Buildings	+60,000	Peterson Barn Memorial
60-60-740	Fleet - Equipment Purchases	+16,000	Ambulance
60-60-990	Fleet - Transfer to Fund Balance	+16,000	
10-36-100	Misc. Revenue	+2,700	
10-57-250	Fire - Equip Maint.	+2,700	Insurance - Fire Medic Truck
10-70-262	Park - Buildings Maint	+4,100	
10-36900	GF - Misc.	+4,100	Insurance - Bathroom Vandalism
10-41-620	Legislative - Misc.	+7,000	CDA Study (RDA Reimbursement)
10-36-900	GF - Sundry Rev.	+7,000	CDA Study (RDA Reimbursement)

Mayor Westbrook asked if there was any public comment. There was none.

Councilwoman Alberts moved to close the public hearing for Fiscal Year 2023 Budget Amendment. Councilwoman Petty seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

******* PUBLIC HEARING CLOSED *******

9. Resolution 23-12: Budget Amendments Fiscal Year 2023

Finance Director Mark McRae discussed amending items 45-70-730 Bike Track to \$10,000 and 45-70-730 Peterson Barn Remodel to \$10,000. He also explained money donated from Staker Parson was input incorrectly and needed to be moved to the appropriate account. He then answered the questions raised by Mr. Sturm. Councilman Dills wondered about 52-40-650 depreciation and Mr. McRae explained.

Councilman Halverson moved to approve Resolution 23-12: Budget Amendments Fiscal Year 2023 with the additional amendments proposed. Councilman Soderquist seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

10. Resolution 23-13: 2022 Municipal Wastewater Planning Program (MWPP)

Utah's Department of Environmental Quality requires an annual survey so cities can evaluate the technical, operation, and financial conditions of their wastewater system. Dana Schuyler from Jones & Associates assisted Sewer Manager Mark Johnson to complete and submit the report. The Council is required to review and approve the report by April 15th of each year.

Councilman Soderquist moved to approve Resolution 23-13: 2022 Municipal Wastewater Planning Program (MWPP). Councilwoman Alberts seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

DISCUSSION ITEMS:**11. Fiscal Year 2024 Budget Discussion**

Over the last few months, City Council Committees have been working with City staff on the budget for FY 2024. The City Council had the chance to review the entire budget and make any amendments before finalization of a Tentative Budget to be approved on May 9, 2023. That version will be available for the community to review and provide comments prior to a Final Budget being adopted in June.

Below is an overview of the draft budget:

1. Overall, the budget decreased from last year's \$13.995M to the current \$12.010M.
2. There is no change to the property tax amount from last year to this year. Davis County has not yet provided the certified tax rate for next year.
3. The budget contains the following utility fee increases:
 - a. Sewer Charges show a 7.27% increase due to a 12.52% increase in sewer treatment fees. This is a pass-through increase.
 - b. Sanitation Charges show a 2% increase due to a 6% increase in collection charges. This is a pass-through increase.
 - c. Storm Drain Charges show a 3% increase as recommended by the 2022 rate study.
4. Building and development fees, and their corresponding impact fees are dramatically down from the past year due to development and building within South Weber City anticipated to be very minimal.
5. An average of 3% merit increases for city staff is shown in the budget. Inflation is higher than that and no cost-of-living adjustment (COLA) is included. If the City Council wishes to adjust that percentage or direct that a COLA is provided, each additional 1% for merit and/or COLA would be \$22,671 all-inclusive of wages and benefits.
6. The municipal lease fleet management program lists all 15 vehicles and equipment currently on lease and 6 additional vehicles and/or equipment added to the program this year. All but the South Weber Fire Department vehicles have been moved from the capital projects fund into their respective operational departments.
7. \$62,587 of RAP Tax has been collected to date. The draft budget includes \$10,000 for park enhancements with the main goal of RAP Tax still to grow until there's enough to complete a larger park amenity project.
8. No money is currently shown in the draft budget for the new Public Works Facility. However, a majority of Capital Facility Plan (CFP) projects have been delayed making room for the Public

Works Facility project once it is fully designed, the amount is known, and the project is bonded for.

Councilwoman Petty suggested the Public Safety Committee re-evaluate the ice machine at the Fire Department and added she does not agree with the purchase of a side-by-side vehicle for the Fire Department. The consensus of the City Council was to remove the side-by-side. Mr. Larson acknowledged Chief Tolman should voice his reasoning for this purchase. The Christmas lights will be reduced from \$10,000 to \$2,000. Councilwoman Petty suggested removing the purchase of the front-end loader for \$30,000. Discussion took place regarding the code enforcement vehicle being used by the Fire Department. It was stated the Toyota Camry is temporarily being used by the Fire Department until they can replace the Ford Excursion. Mr. McRae explained the leasing of the lawn mowers and the associated cost.

Councilman Halverson noted the large apparatus for the Fire Department is included in this budget and will be \$185,000 per year. Mr. Larson acknowledged the capital projects fund is directly tied to the general fund and what it can pay for; however, water, sewer, etc. are a separate fund. He added it is his understanding that the City Council has prioritized the purchase of the large apparatus and new Public Works Facility as top priority, and other capital facilities projects will be delayed.

REPORTS:

12. New Business (None)

13. Council & Staff

Councilwoman Alberts: reported the Code Committee is close to completing the updates for the Conditional Use Permit section.

Councilman Soderquist: mentioned the sensors from University of Utah should be installed next week.

Councilwoman Petty: announced the Easter Egg Hunt was cancelled and eggs were handed out at the Family Activity Center.

City Manager David Larson: expressed he, Mayor Westbrook, and Trevor Cahoon met with House Representatives Katy Hall and Trevor Lee concerning issues with the gravel pits. He added phase 1 has been completed on the City Office renovation.

CLOSED SESSION: held pursuant to the provision of UCA Section 52-4-205(l)(f)

14. Discuss deployment of security Personnel, Devices, or Systems

Councilwoman Petty moved to adjourn the meeting at 8:17p.m. and go into a closed session held pursuant to the provision of UCA section 52-4-205 (l)(f) discussion regarding deployment of security personnel, devices, or systems. Councilwoman Alberts seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

15. Adjourn and Convene Redevelopment Agency Board (RDA) Meeting

Councilwoman Petty moved to adjourn the closed session and convene a Redevelopment Agency Board (RDA) Meeting at 8:42 p.m. Councilman Soderquist seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.



[Signature] Date 05-09-2023
Mayor: Rod Westbrook

[Signature]
Transcriber: Michelle Clark

Attest: [Signature]
City Recorder: Lisa Smith