

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 25 June 2024

TIME COMMENCED: 6:00 p.m.

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

PRESENT: MAYOR:

Rod Westbroek

COUNCIL MEMBERS:

**Jeremy Davis
Joel Dills
Blair Halverson
Angie Petty
Wayne Winsor**

COMMUNITY RELATIONS:

Shaelee King

ADMIN SERVICES DIRECTOR:

Maryn Nelson

CITY ATTORNEY:

Jayne Blakesley

COMMUNITY DEV MGR:

Lance Evans

CITY RECORDER:

Lisa Smith

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Derek Tolman, Cole Fessler, Austin Mickles, and Michael Grant.

1. Pledge of Allegiance: Councilman Dills

2. Prayer: Councilman Davis

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 directing comments to the entire Council (They will not respond).

Michael Grant, 2622 Deer Run Drive, questioned what items can be put in the blue recycle bin. He believed only metals and aluminum are accepted.

ACTION ITEMS

4. Consent Agenda

- a. June 11, 2024, Work Meeting Minutes
- b. June 11, 2024, Minutes

Councilman Halverson moved to approve the consent agenda as written. Councilman Winsor seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

5. Consideration of an Amendment to Resolution 24-15: Adopting Budget Amendments for Fiscal Year 2023-2024 and Setting a Public Hearing

Budget Amendments were presented to the City Council on June 11th. Three errors were discovered that need to be corrected.

Councilman Davis moved to approve the amendment to Resolution 24-15: Adopting Budget Amendments for Fiscal Year 2023-2024 and Setting a Public Hearing for July 9, 2024. Councilman Dills seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

6. Resolution 24-16: Proposed Certified Property Tax Rate

Each year Davis County examines properties in South Weber City and determines the assessed value and then works with the state to determine the certified tax rate for the city. The Davis County Auditor has calculated the proposed property tax rate to be 0.001287. Other options are shown below.

Option	Rate	Projected Revenue Amount	Percent Difference from Proposed Certified Tax Rate	Revenue Difference from Proposed Certified Tax Rate	Notes
1	0.001522	\$1,275,025	18.0%	\$196,866	Same as year 2021 - Year added paramedic service
2	0.001441	\$1,207,169	11.9%	\$129,010	Same as year 2019 - Year of 100% increase
3	0.001355	\$1,135,125	5.0%	\$56,966	Current Tentative Budget
4	0.001330	\$1,114,181	3.3%	\$36,022	Hold the Rate from last year, 2023
5	0.001287	\$1,078,159	0.0%	\$0	Proposed Certified Tax Rate

Councilman Winsor discussed the rate established when South Weber City was first incorporated in 1974 at 0.001441 and suggested the city establish a rate and then budget around it. Councilman Halverson agreed with Councilman Winsor. Councilman Davis favored option #4. Councilman Dills favored option #4. Mrs. Nelson explained the logic behind Option #3 and the 5% was estimated based on history and growth. Mayor Westbrook favored Option #3 with the idea of getting back to Option #2 next year. Councilman Dills preferred cutting expenditures.

Councilman Dills moved to approve Resolution 24-16: Proposed Certified Property Tax Rate with Option #4 rate of 0.001330 @ 3.3%. Motion died due to lack of second.

Councilman Winsor moved to approve Resolution 24-16: Proposed Certified Property Tax Rate with Option #2 rate of 0.001441 @ 11.9%. Councilwoman Petty seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Halverson, Petty, and Winsor voted aye. Councilman Dills voted nay. The motion carried 4 to 1.

Councilman Halverson relayed the city needs to look at ways to increase income.

7. Resolution 24-17: Consolidated Fee Schedule (CFS) Amendments

The Consolidated Fee Schedule needed to be amended to reflect the three utility rate increases adopted in the 2024 – 2025 Tentative Budget. Chapter 4, Chapter 8, Chapter 9, and Chapter 10 also have changes to account for staff time and Central Weber Sewer Improvement District increase in impact fee.

Councilwoman Petty moved to approve Resolution 24-17: Consolidated Fee Schedule (CFS) Amendments and include the following additional amendments to Chapter 1: Administrative Charges to read as follows:

- **Audio recordings: Available for free in electronic format on City's website**
- **Remove Information or Forms on CD**
- **Remove CD may be provided for \$5 per CD at the bottom of the chapter leaving only *Available for free in electronic format on City's website.**

Councilman Winsor seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

8. Resolution 24-18: Emergency Dispatch with Davis County Sheriff

Davis County is implementing major changes to their dispatch services which instigated an investigation into the city's future options. Fire Chief Tolman recommended moving to Layton Dispatch on August 1st. Due to the 30-day notice requirement for Davis Dispatch, he recommended approving the Davis County contract for one month.

Councilman Halverson moved to approve Resolution 24-18: Emergency Dispatch with Davis County Sheriff. Councilman Dills seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

9. Resolution 24-19: Emergency Dispatch with Layton City

Councilman Halverson moved to approve Resolution 24-19: Emergency Dispatch with Layton City. Councilman Dills seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

10. Resolution 24-20: Firefighter Retirement Contribution

The Utah Retirement System (URS) Board requires the City Council to specifically declare the rate of participation in the firefighters' segment of the URS. In July 2022, the Council established a participation rate of 2%, per RES 22-40. As of July 1, 2024, URS firefighter rates are increasing to 4.73%. The City Council has the choice to determine whether to pick up the additional 2.73% or have fire employees pay the difference.

Councilman Winsor moved to approve Resolution 24-20: Firefighter Retirement Contribution at 4.73%. Councilman Halverson seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

11. Ordinance 2024-08: Enacting Compensation Increase for Specific City Officers

Utah State Legislature passed a law requiring public hearing and ordinances for any pay raise for specific officers of the city. The tentative budget adopted May 14, 2024 included increases for these positions. A public hearing was held May 28, 2024 and no comments were received. Councilwoman Petty voiced the Recreation Director is under paid.

Councilwoman Petty moved to approve Ordinance 2024-08: Enacting Compensation Increase for Specific City Officers. Councilman Winsor seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

12. Statement of Willingness to Lease City Property

The City was approached by a private individual about the possibility of South Weber City leasing the “S Curve Property” at approximately 2100 E South Weber Drive to them specifically for use as a horse pasture. In closed session, the City Council considered the request and determined that they were indeed willing to lease the property for that use.

The Council has also determined that anytime someone approaches the city with interest in either purchasing or leasing city-owned property that the following steps should be taken to ensure a fair and open process: (1) closed session discussion on willingness to purchase/lease, (2) if willing, open session item to declare surplus property for sale or statement of willingness to lease, (3) a period of time to accept offers, and (4) a purchase or lease contract as an action item before the Council in an open session.

Councilman Dills moved to approve Statement of Willingness to Lease City Property. Councilman Winsor seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

13. Public Works Facility Project Cost

The Municipal Utilities Committee has met each of the last two Tuesdays to review bids for the building portion of the Public Works Facility Project. Valley Design and Construction (VDC) has worked to reduce the cost of the building and provide a detailed cost breakdown. When considering the bond amount for the construction of the new public works facility, of the \$9,000,000 total amount, \$6,000,000 was set aside for the 3 buildings, known as Stage A (main building, vehicle storage, and materials storage), and \$2,000,000 was set aside for the site work, known as Stage B. The total cost proposal from VDC currently is \$ 7,263,862.00 for both Stage A and B.

The breakdown shows the original amount bid by VDC (Stage A only) and changes that have taken place since that time which gets us to the total number of \$7.2 M. The changes were made to allow for cost savings and a better building overall. As well as cost savings not yet realized in the site work figures. This amount also includes \$88 K for security and \$79 K for the wash bay equipment that we had planned to buy separate and are now in the project and budget.

Councilman Halverson explained the Municipal Utilities Committee also feels the Council should discuss approval of change orders moving forward, specifically an allowed change order amount and/or authorization process.

Austin Mickles of VDC approached the City Council and explained the project design and proposal changes. Councilman Halverson added time, effort, and discussions have taken place to reduce the cost of this project. Mayor Westbrook thanked those involved with getting the cost reduced.

Councilman Halverson moved to approve Public Works Facility Project Cost Stages A and B for \$7,263,862.00 to Valley Design and Construction. Councilwoman Petty seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

Councilman Halverson queried how the City Council would like to address change orders. He suggested the City Manager approve up to \$10,000, the Municipal Utilities Committee up to \$50,000. City Attorney Jayme Blakesley recommended a cumulative amount which would come back to the City Council for review.

Councilman Davis moved to authorize the City Manager to approve up to \$10,000, the Municipal Utilities Committee up to \$50,000 with a cumulative cap of \$200,000. Councilman Winsor seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

DISCUSSION ITEMS

14. Unified Fleet Management Option

Administrative Services Director Maryn Nelson explained Unified Fleet provides a low-cost lease on vehicles for 3 years with a balloon payment to pay off the vehicle at the end of 5 years. The plan includes selling the vehicle in year 3 to pay off the remaining loan balance while the value of the vehicle remains high. Due to the state contract purchase price of vehicles and the high residual value at year 3, cities are finding it to be cost effective through this prescheduled rotation of vehicles. Councilman Halverson was willing to entertain what Unified Fleet has to offer, but suggested the Council receive a comparison. Ms. Nelson will prepare information and take to Admin/Finance Committee to review.

BOARD MEETINGS

15. Suspend Council Meeting and Convene Local Building Authority Meeting

Councilman Halverson moved to suspend the City Council meeting and convene the Local Building Authority Meeting at 7:12. Councilwoman Petty seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

Council Meeting reconvened at 7:14 pm.

REPORTS

16. New Business

Central Park Concert in the Park: Community Relations Shaelee King announced the next concert in the park will be held June 27th and will be Dixon Haze. There will be food trucks, fun, and fantastic music.

Side by Side: Councilwoman Petty was not able to attend the last City Council meeting where the purchase of a side-by-side vehicle for the SW Fire Department was denied. She voiced her concern with that decision as the purchase was approved in the tentative budget. Councilwoman Petty expressed \$64,000 is worth the investment with the topography of South Weber City. Councilman Davis agreed.

Councilwoman Petty moved to reconsider the side-by-side purchase for the South Weber Fire Department. Councilman Halverson seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

Lack of Weed Control by UDOT – Dumpster at Park and Ride: Councilman Dills queried on what can be done for UDOT’s lack of weed control. Mayor Westbrook added the dumpster at the park and ride is always full. City staff will investigate.

Council of Governments (COG) Meeting: Mayor Westbrook stated it is a state law that campaign signs cannot be installed on chain link fencing on any overpass and directed city staff investigate.

17. Council & Staff

Councilman Dills: shared Code Committee is looking into Flex Zone options.

Mayor Westbrook: reported when the Recycling Program comes out there will need to be educated on what will go into the blue recycle bin. Currently, there are five things Wasatch Integrated Waste Management recycles: cardboard, metal cans, empty aluminum, plastics #1 (water bottles, food containers, plastics #2 (milk jugs & detergent bottles), and clean paper & plastics. Cities have until July 2025 to get recycling in place. Mayor Westbrook thanked Maryn Nelson for all she has done for South Weber City.

18. Adjourn

Councilwoman Petty moved to adjourn the City Council Meeting at 7:30 p.m. Councilman Halverson seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

APPROVED:  Date 07-23-2024
Mayor: Rod Westbrook


Transcriber: Michelle Clark

Attest: 
City Recorder: Lisa Smith

