



CITY COUNCIL AGENDA AMENDED

Watch live, or at your convenience.

<https://www.youtube.com/c/southwebercityut>

PUBLIC NOTICE is hereby given that the City Council of SOUTH WEBER CITY, Utah, will meet in a regular public meeting commencing at 6:00 p.m. on Tuesday, January 28, 2025, in the Council Chambers at 1600 E. South Weber Dr.

OPEN (Agenda items may be moved to meet the needs of the Council.)

1. Pledge of Allegiance: Councilwoman Petty
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 and direct comments to the entire Council (They will not respond).

ACTION ITEMS

4. Consent Agenda
 - a. January 14, 2025 Minutes
5. Annexation Petition by Nilson Homes (Parcels 13-005-0039/0040/0041/0042/0044/0046/0052) at approximately 75 W South Weber Drive
6. Amended Resolution 24-36: Riverside RV Park Development Agreement Second Amendment
7. Resolution 25-03: Utah Division of Forestry, Fire, and State Lands Wildland Fire Agreement
8. **Public Hearing on Surplus Real Property at Approximately 2300 E South Weber Drive**
9. Resolution 25-04: Declaring Parcel 130340055 at Approximately 2300 E South Weber Drive as Surplus Real Property
10. City Recycling Program

DISCUSSION ITEMS

11. Annual Training
 - a. Open and Public Meeting Act
 - b. Ethics

REPORTS

12. New Business
13. Council & Staff
14. Adjourn

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, 1600 East South Weber Drive, South Weber, Utah 84405 (801-479-3177) at least two days prior to the meeting.

The undersigned City Recorder for the municipality of South Weber City hereby certifies that a copy of the foregoing notice was mailed/emailed/posted to: City Office building; Mayor, Council, and others on the agenda; City Website southwebercity.com/; and Utah Public Notice website www.utah.gov/pmn/index.html.

DATE: 01-24-2025

CITY RECORDER: Lisa Smith

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 14 January 2025

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**

CITY MANAGER:

David Larson (excused)

CITY ATTORNEY:

Brad Christopherson

COMMUNITY DEV MGR:

Lance Evans

FINANCE DIRECTOR:

Brett Baltazar

CITY ENGINEER:

Brandon Jones

CITY RECORDER:

Lisa Smith

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Michael Grant, Leslie Clifton, Kamry Dyer, Gordon Smith, Sandy Bybee, Terry Bybee, Gary Boatright, Reuben Cunningham, Chris Loock, and Mark Kapp.

1. Pledge of Allegiance: Councilman Halverson

2. Prayer: Mayor Westbroek

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).

Gordon Smith of South Weber City voiced concern with amending the City's General Plan, adding if it is constantly amended it becomes worthless. He worried a new development will affect traffic, Fire Department, Sheriff's Department, and possible additional cost to city budget.

ACTION ITEMS

4. Consent Agenda

- a. November 12 Minutes**
- b. December 10 Minutes**
- c. December Checks**
- d. November Budget to Actual**

Councilman Winsor moved to approve the consent agenda as written. 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.

5. Resolution 25-01: Appointing a Mayor Pro Tempore

Councilman Halverson moved to approve Resolution 25-01 to appoint Angie Petty to serve as Mayor Pro Tempore for the 2025 calendar year. Councilman Davis 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 25-02: Appointing Two Planning Commissioners

Gary Boatright Jr. and Marty McFadden have reached the end of their term leaving two positions open on the Planning Commission. Mayor Westbrook recommended both Commissioners be appointed for a consecutive term beginning February 1, 2025 to January 31, 2028. Councilman Dills expressed his concern with commissioners being absent at meetings Mayor Westbrook responded both commissioners are aware of the required attendance.

Councilman Halverson moved to approve Resolution 25-02 to appoint Gary Boatright Jr. and Marty McFadden to serve as Planning Commissioners for a consecutive term beginning February 1, 2025 to January 31, 2028. 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.

7. Ordinance 2025-01: Amending City Code 11-8-3 Improvements Completion Assurance and Guarantee of Performance Section A

Ordinance 2025-01 will amend the South Weber Land Use Code by modifying Title 11, Chapter 8, Section 3, Improvements Completion Assurance and Guarantee of Performance to change the required forms of subdivision improvement.

Councilwoman Petty moved to approve Ordinance 2025-01: Amending City Code 11-8-3 Improvements Completion Assurance and Guarantee of Performance Section A. 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.

8. Ordinance 2025-02: Amending the General Plan Projected Land Use Map [Requested by Thomas Hunt and Corey Kap]

This is a request by Thomas Hunt and Corey Kap to amend the General Plan to change the Projected Land Use Map from Residential Low Moderate (R-LM) to Residential Moderate Density (R-M) for approximately 10.7 acres. The Planning Commission held a public hearing on December 12, 2024 and voted to recommend approval.

Councilman Halverson conveyed he does not favor amending the General Plan at this time. Community Development Manager Lance Evans explained that the General Plan is a guiding document, and this request is consistent with the surrounding lot sizes and densities of the existing single-family homes in the area. Councilman Dills favored following the General Plan. Councilman Winsor stated in this specific area the guiding document has ambiguity as he referenced the city's transportation plan. Councilwoman Petty disfavored a General Plan amendment at this time. Mayor Westbrook agreed.

Councilman Halverson moved to deny Ordinance 2025-02: Amending the General Plan Projected Land Use Map [Requested by Thomas Hunt and Corey Kap]. Councilman Winsor 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.

9. Ordinance 2025-03: Rezoning Kap Legacy Subdivision from Agriculture (A) to Residential Moderate (R-M) [applicants Thomas Hunt and Corey Kap]

This is a request for a zone change from Agriculture (A) to Residential Moderate (R-M) for approximately 27.6 acres for applicants Thomas Hunt and Corey Kap. A public hearing was held before the Planning Commission on December 12, 2024 at which time the commission voted to recommend approval.

Councilman Halverson reviewed Old Fort Road is a collector road which is wider than the standard road. He stated if the developer agrees to widen that portion of road, then he is okay with the higher density. Mr. Jones explained the city's standard road width is a 70' right-of-way with 36' of asphalt and the road connecting Old Fort Road to South Weber Drive in the City's Transportation Plan needs to be a 78' right-of-way, which is an additional 8' of property and is 50' asphalt verses 36' of asphalt. Councilman Dills reviewed details of the Transportation Plan Map from the General Plan and his concern with connections to South Weber Drive. Mr. Jones explained the Transportation Master Plan was analyzed by an engineering firm and they did not recommend any changes. Discussion took place regarding 7240 South in which Mr. Jones stated because of the slope of this road it does not work to be a long-term collector road and is scheduled for disconnection from South Weber Drive when the collector is in place. Kamry Dyer of Keith Kap & Sons replied that the developer is willing to widen the road to a 78' right-of-way. Rulon Cunningham of South Weber City stated his wife is a trustee of the Kap property. He did not understand the concern with egress onto South Weber Drive because there are four different roads from the property.

Councilman Halverson asked if there is a site plan. City Engineer Brandon Jones conveyed the site plan is consistent with the projected transportation plan on the General Plan. Councilman Dills wanted to see the site plan. Mr. Evans forwarded the concept plan to the recorder who displayed it for Council. Councilman Winsor asked Mr. Jones if the city has the infrastructure to support the additional 11 homes. Mr. Jones replied there were no issues with any utilities.

Councilman Halverson moved to approve Ordinance 2025-03: Rezoning Kap Legacy Subdivision from Agriculture (A) to Residential Moderate (R-M) [applicants Thomas Hunt and Corey Kap] with the amendment that the developer is responsible to build the 78' right-of-way collector road with an additional 8 foot right-of-way and 14 feet of

asphalt. Councilman Winsor 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.

REPORTS

10. New Business (None)

11. Council & Staff

Councilman Winsor: reported the fiscal year 2024 audit will be reported to the Finance Committee and then the City Council the end of January.

Councilwoman Petty: requested an update on the wildland fire program. Councilman Dills reported he met with Chief Tolman yesterday and was told only select fire departments have been invited to go help with the California fires, but South Weber Fire Department stands ready.

Councilman Halverson: announced the new Public Works Facility has red iron. Next week they will start with the main building. He requested City Manager David Larson schedule a regular Municipal Utilities Committee.

12. Adjourn: Councilman Winsor moved to adjourn the meeting at 6:51 p.m. Councilman Davis 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 01-28-2025**
Mayor: Rod Westbrook

Transcriber: Michelle Clark

Attest: _____
City Recorder: Lisa Smith

MEETING DATE

January 28, 2025

PREPARED BY

David Larson
City Manager

ITEM TYPE

Legislative

ATTACHMENTS

RES 25-05

PRIOR DISCUSSION DATES

[February 3, 2024](#)

AGENDA ITEM

Resolution 25-05: Awarding Contract for City Recycling Program

PURPOSE

Award contract for a City Recycling Program and begin discussion about additional program details to be finalized later

RECOMMENDATION

The Municipal Utilities Committee recommends beginning negotiations with Robinson Waste, purchasing can either directly or through the hauler over time, and beginning discussions about other aspects of the recycling program that will need to be finalized before rolling out the program such as rollout method, exact monthly utility bill cost, etc.

BACKGROUND

South Weber City contracts with Robinson Waste for garbage collection services in the city. The City currently does not have a city-wide recycling program. However, approximately 300 of the approximately 2,200 homes in the city have taken advantage of Ace Disposal's direct recycling option through Mountain West. The remaining homes within the city currently are not recycling.

Due to the limited lifespan of the landfill and a desire to divert as much waste away from the landfill as possible to extend its life and keep the cost of transporting down, in November 2023, the Wasatch Integrated Waste Management District (WIWMD) adopted a resolution regarding mandating bundled recycling programs within the district, of which South Weber is a part.

That decision kicked off discussions amongst the member cities within the district that ultimately resulted in WIWMD withdrawing the mandate but adjusting their pricing structure to benefit cities that have a recycling program effective July 1, 2025. Cities with a qualifying recycling program (i.e. 80% + participation rate and bundled rates for new residents) will receive a "diversion discount" off of the current \$7.20/can/month of tipping fees that will be equal to the percentage of trash diverted away from the landfill through recycling. It is anticipated that a high participation rate would provide up to a 15% discount.

WIWMD is included in a partnership that provides grant money in the form of a \$15/can reimbursement for the purchase of recycling cans. To qualify for the grant, the City must own the cans, proving a commitment to maintaining a recycling program. This grant money is available if the recycling program is operable by September 2025.

City Council Decisions

The City Council will need to make a few decisions regarding the recycling program to direct staff's efforts in rolling out the program:

- 1- Begin negotiation with one of the proposing hauling companies – RW or WM
- 2- City owning the cans or hauler owning the cans
 - a. City owning could be accomplished by purchasing directly or paying the hauler over time
- 3- Rollout Method
 - a. Mandatory City Wide (everyone receives a recycle can and pays for the service)
 - b. Opt Out (everyone receives a recycle can and has 30 days to opt out if they desire)
 - c. Opt In (active sign up where only those who choose to participate receive a recycle can)
- 4- Program Start Date – currently planning toward July 1, 2025

ANALYSIS

The City, to align with the decision of WIWMD and to improve waste management in the community, is looking to begin a recycling program beginning July 1, 2025. The program would include every-other-week curbside 96 gallon blue-can recycling pickup throughout the city. The initial contract for collection and hauling is for 3 years, at which time the City's current garbage hauling contract would expire and the City could bid out the full, bundled, waste and recycling program.

RFP Process & Evaluation

An official request for proposals was published on December 6, 2024. The deadline for response was January 10, 2025. The request was posted on the State procurement website and individual emails were also sent to 5 recycling companies to ensure they received the request. The City received submissions from Robinson Waste Services (RW) and Waste Management (WM).

Members of the Municipal Utilities Committee met on Thursday, January 23, 2025, and reviewed and evaluated the RFPs using the criteria below as published in the RFP:

1. Technical approach and methodology.
2. Experience and performance history.
3. Cost-effectiveness and transparency of pricing.
4. Sustainability and innovation.
5. Compliance with regulatory requirements.

After review of the criteria and discussion of the options, the Committee recommends beginning negotiations on a hauling contract with Robinson Waste, who among other considerations was the low bidder and reduces potential problems by having only one hauler within the city.

Monthly Utility Bill Rate

The monthly utility bill rate is yet to be determined, but at this time staff **currently** estimates a monthly rate between \$7.55/month and 8.95/month.

The total cost of the program includes the cost of purchasing and maintaining/replacing cans, program administration, and collection. There are variables to each of those costs so determining an exact cost to the resident at this time is impossible. It’s important to note that no additional tipping fees are charged by WIWMD with recycling, in fact, tipping fees will decrease for garbage by adding recycling as a city service.

	1ST RECYCLE CAN	2ND GARBAGE CAN
CONSOLIDATED FEE	\$7.55-8.95	Unknown
COLLECTION (RW)	\$3.05-4.45/month (depending on participation rate)	\$2.09/month (depending on participation rate)
TIPPING (WIWMD)	\$-	\$-
ADMINISTRATION	Unknown	Unknown
CAN PURCHASE & REPLACEMENT	\$2.50-3.50/month	Unknown

For baseline and comparison purposes, the current monthly utility bill for garbage services is broken down below:

	1ST GARBAGE CAN	2ND GARBAGE CAN
CONSOLIDATED FEE	\$15.47/month	\$9.11/month
COLLECTION (RW)	\$5.61/month	\$2.09/month
TIPPING (WIWMD)	\$7.20/month	\$7.20/month
ADMINISTRATION	\$2.66/month	\$-.18/month
CAN REPLACEMENT	Unaccounted	Unaccounted

Can Purchase Options

The RFP submissions included an option to have the hauler provide the cans and the City purchase them over time. That would put the initial cost of cans being purchased through the monthly fee.

The City could also choose to purchase cans directly upfront. Current estimates place cans in the \$55 to \$65 range plus shipping fees. That would put the price of the city purchasing 2,209 cans outright between \$121,495 to \$143,585 plus shipping prior to receiving the grant money. \$15/can in grant money calculates to \$33,00 total in potential grant money reimbursement which would be received 90% upon can distribution and 10% after 1 year of the program.

Education and Rollout

WIWMD has all the information prepared to rollout the program. They have a vested interest in the success of the program. South Weber City will not have to come up with the cost for flyers/can stickers/mailers.

Can distribution is a large undertaking. The City would look to coordinate the details of getting everyone cans with the hauler. It is anticipated cans would be delivered throughout the City in June prior to a July 1 start date.