

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 7 February 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, Alexia Alberts, Steve Anderson, Chris Pope, Elizabeth Pinto, Michael Grant, Bryan Bayles, Londyn Nichols, Olivia Packer, Summer Gee, Aly Durrant, and Preston Lasater.

**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.

- 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,** voiced concerns with the South Weber City website. He also queried if the number of units for the Nilson Homes project is 56 or 61.

## PRESENTATIONS

### **4. Davis County Sheriff's Office Quarterly Report**

Sergeant Chris Pope reviewed significant events in the last quarter. He announced the DCSO is investigating a recent house fire which took place in the City. Total patrol hours from September 1, 2022 to February 5, 2023 were 2,069. Criminal Analyst Elizabeth Pinto reviewed the crimes investigated by type. She related the Council requested information on the balance between officers going to hotspots because of a crime occurring or sitting somewhere observing a crime. She reviewed a City map identifying various hotspot locations and explained the purpose of heat maps is for identifying locations and occurrences of specific actionable crimes. This information is used to provide intelligence to officers at daily briefs. As a result, patrol deputies will conduct extra patrolling where hotspots are located. They also work with Davis Crime Intelligence Center (DCIC) to apprehend fugitives.

Councilman Dills questioned if crimes are occurring at city parks. Sergeant Pope replied there has not been much activity due to the weather. Mayor Westbrook and the City Council praised them for their presentation.

### **5. Development Proposal Concept by Nilson Homes**

Nilson Homes submitted a development request for the property located at approximately 125 E South Weber Drive. The development was seen before the Planning Commission for a preliminary review and staff was waiting for the developer to move ahead into the final stage. Planning Commission was concerned that the development was utilizing Hill Airforce easements as part of their density calculation. The use of the easement property allowed for nine additional units. The State Attorneys General office was consulted and responded that the development does not impact its easements and therefore can be used in the property, but they did not comment on the ability to use the easement in the density calculation. As the developer worked to find a solution, they had approached the city about the appetite to have a portion of the land given to the City as open space or be included with the property that is part of the City's future public works space. The new proposal would have a total unit count of 61 and would cluster the units more closely together. This would leave a large amount of open space. The average size of the lots within the development would be 8000 sq. ft. and the widths would closely match the Residential Patio lot dimensions.

Bryan Bayles of Nilson Homes commended the city staff and shared this project has had its fair share of issues. As a result, they are anxious to move forward. He reviewed the new development proposal identifying open space areas which include approximately 11 acres on the south side of South Weber Drive that can be used for trails. He discussed the preferred buffer between this property and the future site for the city's new public works building and announced they have not decided whether this development will have a Homeowner's Association (HOA). He reviewed their patio style home renderings. He discussed the development agreement that includes a request for reimbursement for \$300,000 from the City because of the cost of improvements. The impact fees generated from this subdivision on parks and traffic is approximately \$300,000. City Engineer Brandon Jones expressed this road was not planned for any reimbursement.

Councilwoman Petty wanted clarification regarding the city obligation portion of the development agreement. Mr. Bayles replied Nilson Homes will do a boundary line adjustment and was just asking the City not to oppose that petition. Discussion took place regarding the

property being located in two counties. Councilman Halverson opposed the \$300,000 reimbursement and wondered what the city would do with the hillside property. Councilwoman Petty challenged the reimbursement as well. Councilman Halverson inquired what is being done with the ditch. Mr. Bayles expressed the canal will be fenced. Mr. Jones noted the canal company has required piping in the past. Councilman Soderquist also disfavored the \$300,000 reimbursement and questioned who would install the trails. Mr. Bayles replied if the \$300,000 is off the table, he did not foresee Nilson Homes installing the trails. Councilwoman Alberts was against reimbursement and proclaimed moving from residential low moderate to patio homes goes against what the citizens want. Councilman Dills also denied the request for higher density. Trevor Cahoon announced the preliminary plan approved by the Planning Commission was for the Residential Low-Moderate (R-LM) Zone.

### **6. American Rescue Plan Act (ARPA) Funds Review**

City Manager David Larson acknowledged South Weber City received \$927,395 in ARPA money and after several purchases \$560,288.49 remains for the City Council's determination. After multiple discussions in 2022, the City Council requested additional information from staff on streetlight replacement and the cost of restrooms for four City parks. Other items considered were cybersecurity, smart sprinklers/timers in parks, and time locks for park restrooms. Estimates for streetlights and bathrooms were provided, but staff recommended placing city hall and public works facility higher in the priority list than either park restrooms or additional streetlight replacement. Councilman Dills expressed restrooms at Veterans Memorial Park should be a priority. Councilwoman Alberts agreed. Councilman Soderquist was opposed to using all ARPA funds toward the Public Works Facility. Councilman Halverson suggested adding upgrades to City Hall and the new Public Works Facility to the ARPA priority list.

Mayor Westbrook welcomed five of the seven members of the Youth Council who were in attendance: Aly Durrant, Lexie Alberts, Londyn Nichols, Olivia Packer, and Summer Gee.

### **ACTION ITEMS**

#### **9. Consent Agenda**

- **January 10, 2023 Minutes**
- **January Checks**
- **December Budget to Actual**
- **2023 Water Improvement Project**

**Councilman Halverson moved to approve the consent agenda as written. 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.**

#### **8. Ordinance 2023-03: Moderate Income Housing Updates**

Ordinance 2023-03: Moderate Income Housing updates took place to comply with the Department of Workforce Services' audit of the City's submitted plan for Moderate Income Housing. Mr. Cahoon canvassed if the City Council agreed with the red line amendment made by the Planning Commission. Mr. Larson explained this specifically states the city will look at areas for moderate income housing where infrastructure is needed.

**Councilman Halverson moved to approve Ordinance 2023-03: Moderate Income Housing Updates with the Planning Commission amendment "looking at areas of moderate-income**

**housing and the impact to the infrastructure associated with those areas” following Begin Process of updating City’s General Plan. Councilman Dills seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.**

### **9. Resolution 23-04: City Hall Remodel Project**

City Manager David Larson reported South Weber City has identified a need to revitalize City Hall’s feel and functionality. A budget of \$100,000 was established for what at the time was considered a carpet and paint project. During evaluation of future needs of city offices, additional plans were made to relocate some city staff and the flow of the building to better serve the community and hopefully provide a home for city offices, public meetings, and justice court proceedings into the foreseeable future.

A selection committee recommended awarding sections B, D, E, and F, as shown below while continuing to secure bids for sections A and C because none were received.

- Section B: Cabinets & Desks to North Davis Cabinet for \$31,033.14
- Section D: Painting to “D” Nelson Painting for \$14,285.19
- Section E: Electrical to Chambers Electric, Inc. for \$10,649.00
- Section F: Flooring to Weber Paint, Glass, & Flooring for \$20,604.00

Mayor Westbrook and City Manager David Larson discussed options for moving forward to secure bids for sections A & C. Staff already reached out to state procurement about contractors to complete Section C as well as approached commercial plumbers with well-known reputations to hopefully obtain multiple bids. One bid has come back already under the \$5,000. If a project budget is established, then staff can move forward with securing bids for under \$10,000 per our procurement policy. Mayor Westbrook conveyed some of the demolition work for Section A can be accomplished by City staff and some materials for the project can be purchased directly (e.g., doors). For any remaining work and materials, the City can do what was done for section C. If purchases using this process were to exceed \$10,000, they would come before the City Council for authorization to proceed.

**Councilman Halverson moved to approve the budget for \$160,000 for City Hall remodel with \$60,000 coming from ARPA funds. Councilwoman Alberts seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Alberts, Halverson, and Soderquist, and Petty voted aye. Councilman Dills voted nay. The motion carried 4 to 1.**

**Councilman Soderquist moved to approve Resolution 23-04: City Hall Remodel Project with bids awarded to the following:**

- **Section B: Cabinets & Desks to North Davis Cabinet for \$31,033.14**
- **Section D: Painting to “D” Nelson Painting for \$14,285.19**
- **Section E: Electrical to Chambers Electric, Inc. for \$10,649.00**
- **Section F: Flooring to Weber Paint, Glass, & Flooring for \$20,604.00**

**Councilwoman Alberts seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Alberts, Dills, Halverson, and Soderquist voted aye. Councilwoman Petty abstained as she is employed by one of the companies. The motion carried.**

**DISCUSSION ITEMS:****10. Fire Truck**

Fire Chief Tolman gave a brief history of the vehicles used over the years for the South Weber Fire Department. He then reviewed the functions of a quint fire truck which include supply fires streams, initial and continuing water supply, give personnel safe access to elevated areas, provide elevated master fire stream, access to areas that ground ladder cannot reach, high point anchor for technical rescue operations, and various other functions for rescue. When responding to a fire in a 2-story or higher building, a quint provides greater capabilities with fewer firefighters. This can aid in life saving, provide for less damage to homes, provide a faster means of fire attack, and increase firefighter safety. Chief Tolman reviewed Fire Suppression Rating Schedule and National Fire Protection Association's Fire Protection Handbook recommendations.

Chief Tolman recommended ordering a quint ladder truck from Rosen Bauer. He added no money is required to place the order. The cost of the vehicle is due upon receipt, which would be in FY28 with current manufacturing times. Discussion took place regarding mutual aid agreements with neighboring cities, which cities have quint ladder trucks, and which cities are willing to respond to calls in South Weber City. Chief Tolman acknowledged the department has been preparing for a new fire truck since 2015. Currently, there is approximately \$220,000 in the budget. It was stated ARPA funds could be used to purchase the truck. Options were discussed concerning leasing a quint fire truck which would cost approximately \$1.6M vs. purchase for \$1.2M. Mayor Westbrook queried what penalty is assessed if the City cannot purchase the quint after ordering. He also questioned if the price drops over the next five years, does the City still have to pay the originally committed price. Mark McRae explained the state has a hold harmless clause for these types of purchases which may be an option.

Councilman Halverson suggested moving forward with the purchase of a quint truck and direct the Public Safety Committee to put together a proposal as to how to finance it. The Council asked for more information on the lease program for all fire vehicles. An additional meeting was scheduled for 13 February 2023 at 6:00 p.m. to discuss this item further.

**11. Municipal Elections**

Elections Officer Lisa Smith met with Davis County in January for updates on election costs and processes. Davis County Clerk Brian McKenzie requested cities confirm whether they will be contracting with Davis County to run the elections. The contract will come forward later. A few brief takeaways from the meeting were:

- The estimated costs will increase about \$2,000 from last municipal election cycle.
- Due to some legislative changes with time constraints, Davis County is requesting the canvasses be on August 29th and Nov 21st. (Neither of these are currently scheduled Council meetings.)

**12. City Council Committee Priorities (Moved to meeting on 28 February 2023)****13. Legislative Review**

Mr. Larson reported there are several bills which may affect cities. A major one is Senate Bill 75 (Sand and Gravel Sales Tax Amendments) which distributes the local sales and use tax revenue from sales made by ready-mix concrete manufacturers to each county, city, and town with a sand and gravel extraction site within its boundaries; specifies a formula by which the State Tax Commission apportions the revenue; requires the county, city, or town to use the revenue for

class B and class C roads; provides direction related to sourcing in-state sales made by certain establishments; and makes technical and conforming changes.

Councilman Halverson explained Senate Bill 166 (Education Entity) provides a home-based education entity and micro-education entity with certain similar duties, requirements, waivers, and rights as private and charter schools. It requires a county and municipality to consider micro-education and home-based entities as a permitted use in all zoning districts within a county and municipality.

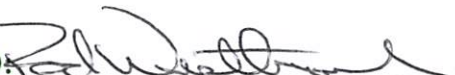
**REPORTS:**

**14. New Business (None)**

**15. Council & Staff**

**Councilman Halverson:** urged the City Council watch the video from the Planning Commission meeting concerning the possible RV Dealership in the City.

**ADJOURN:** Councilwoman Petty moved to adjourn the meeting at 9:23 p.m. 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 03-14-2023  
Mayor: Rod Westbrook

  
Transcriber: Michelle Clark

Attest:   
City Recorder: Lisa Smith