

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 23 May 2017

**TIME COMMENCED:** 6:00 p.m.

**PRESENT: MAYOR:**

Tammy Long

**COUNCILMEMBERS:**

Scott Casas  
Kent Hyer  
Merv Taylor  
Jo Sjoblom (excused)  
Wayne Winsor

**CITY RECORDER:**

Elyse Greiner

**CITY MANAGER:**

Tom Smith

**Transcriber:** Minutes transcribed by Michelle Clark

**VISITORS:** Debi Pitts, Brad Pitts, Mike & Jake Williams, Russ Pack, Emerson Harden, Cole Fessler, Ken & Susie Kerby, Greg Kiefer, Dallin McEntire, Liam McEntire, Ben McEntire, Casy Watts, Shawn Watts, Jon Morgan, Freeman Morgan, Marle West, Ken Hosking, and Peter Matson.

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

**PLEDGE OF ALLEGIANCE:** Troop #933 Harrison Martini

**PRAYER:** Council Member Casas

Mayor Long excused Council Member Sjoblom.

**AGENDA:** Council Member Hyer moved to approve the agenda as written. Council Member Winsor seconded the motion. Elyse called for the vote. Council Members Casas, Hyer, Taylor, and Winsor voted yes. The motion carried.

**CONFLICT OF INTEREST:** Council Member Hyer declared a conflict of interest with Award 1250 E. Project Bid Schedule A to Post Construction and Schedule B Advanced Paving.

## CONSENT AGENDA:

- Approval of May 9, 2017 Work Meeting and Meeting Minutes
- Approval of April 2017 Budget to Actual

**Council Member Casas moved to approve the consent agenda. Council Member Winsor seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Winsor voted yes. The motion carried.**

**Recognition of Fire Fighters, Casey Watts and Brad Pitts:** Chief Tolman said thank you for allowing him this time to publicly thank a couple of fire fighters for going above and beyond on the afternoon of 5 May 2017. He said Weber County units as well as South Weber Fire units were dispatched to a possible drowning in the rapid flowing Weber River. It was reported that there were people floating the river just prior to the call. Fire units stayed on scene for some time but then decided to return to their stations as nothing was found. That's when Fire Fighter, Casey Watts, and Fire Fighter, Brad Pitts, continued on their walk of the river trail, just in case. On their journey, westward on the trail they heard something along the brush at the river's edge. Fire Fighter Watts and Fire Fighter Pitts then noticed that it was a person that was having extreme difficulty making his way through the heavy branches and trees. The two fire fighters got the individuals attention and he was able to free himself and make his way to them while they then assisted him from the raging river and to safety. The individual needing rescue stated to the fire fighters that he got separated from his group and then became stuck on logs and branches. Chief Tolman said during the week of this rescue it was reported that there were four water rescue calls from Weber County waters with some not having a successful outcome. He then presented both of them with a Chief's Merit Award and a small token of his appreciation. He thanked them for going above and beyond.

Mayor Long thanked Casey and Brad for their service and dedication.

### **ACTIVE AGENDA:**

#### **ORDINANCE 17-07 Ovation Home Rezone (approx. 475 E. 6650 S.)**

This a portion of the Old Maple Farms subdivision that was not part of their original plat that was approved. The proposed rezoned is for Parcel # 13-006-0025 (in part) approximately 0.42 acres From Residential Moderate Zone (R-M) to Residential High Zone (R-H). The rezone is consistent with the surrounding land use and the general plan. The Planning Commission approved the rezone in a meeting held 11 May 2017.

**Council Member Winsor moved to approve Ordinance 17-07 Ovation Home Rezone from Residential Moderate to Residential High Zone located at approximately 475 E. 6650 S. Council Member Hyer seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Winsor voted yes. The motion carried.**

**Award 1250 E. Project Bid Schedule A to Post Construction and Schedule B Advanced Paving:** The City received 5 bids. The bids were requested to come in two schedules:

- a. The South Weber City project (SR-60 Strom Drain and 1250 East)
- b. The South Weber Water Improvement District (SWWID) project (replacing an irrigation main line).

Tom said the SWWID has decided to go with their own agreement and therefore the Council will not award Schedule B.

The project came in approximately \$30,500.00 over the engineers estimate as the prices of materials and supplies has increased far more than was originally anticipated. The Post Construction does not include any engineering, etc. and so Tom added a 12% contingency to the \$478,054.10 for a total of approx. \$538,000. The increase in unanticipated costs will come out of the Water and Storm Water Projects funds, not the General Fund. \$40,500.00 will come out of water as the price of water supplies is higher than anticipated. \$50,000.00 will come out of the storm water fund as the price of project mobilization and demobilization, including traffic control is higher than anticipated.

The City staff is recommending Schedule A be awarded to Post Construction with their bid at \$478,054.10.

Council Member Hyer discussed resident's concerns along 1250 East concerning what will go in the easement. Brandon discussed the easement and said there is one fire hydrant at the corner, and he is proposing one more hydrant. He spoke with the resident who will have the new fire hydrant and said she is okay with the language of the easement. Brandon said this is a running 5' easement. Council Member Winsor made suggestions for the language to be used in the easement agreement. Brandon agreed and said he would tie it to City utilities only. The Council agreed that every resident will sign the same easement agreement.

**Council Member Winsor moved to award 1250 E. Project Bid Schedule A to Post Construction for \$478,054.10. Council Member Hyer seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Winsor voted yes. The motion carried.**

**Transportation Utility Fee Presentation:** Brandon Jones, City Engineer, reviewed the current conditions of the City's streets. He discussed the remaining service life (RSL). Streets include: Cottonwood Drive, Daniel Drive, Raymond Drive, East of 6650 South, and the overpass at Interstate 84. He said 45.8% of City streets are at an RSL of six years or less and 83.8% of City streets are at an RSL of ten year or less. He then reviewed the Equivalent Residential Unit (ERU) Analysis. He said 1 ERU = 1 single family home. He said the end trip analysis is used as a way to measure each entities impact on the streets. 1 ERU = 9.52 days. He then reviewed the ERU calculations. Brandon reviewed the cost estimates and the added RSL values. He said the current funding and street condition is \$212k, average RSL = 7.99, Streets in failure = 2.5%, ERU's = 2,100. He said with these calculations he ran five different scenarios. He said in Scenario 5 to get all the streets up to date in ten years it would cost \$20.00 a month on the utility bill.

Tom then reviewed the utility fee verses property tax. He discussed the pros and cons. He said the pros for utility fee include: equitable (charged based on the use of the streets), can only be used for transportation needs, once in place, the City has a guarantee source of revenue, not subject to legislative funding, NGO's pay (share responsibility), The cons are: new additional fee, and no tax write-off.

Council Member Hyer said somehow we need to let the residents know what is being taken out of the general fund and Class C road funds. He said they also need to understand how the money is specific to the roads. Brandon said the City currently collects \$150,000 for Class C Roads and \$62,000 from Prop 1. The total being \$212,000 that goes into the General Fund. He said with

the Transportation Utility Fee (TUF) this money can strictly be for transportation. Tom said this is not enough money to keep up with the City's infrastructure. Tom said the City staff is strongly suggesting Scenario 4. Council Member Winsor feels residents need to be given all the information on all the scenarios. Brandon recommended putting together a survey as well. Tom said the public hearing will be held 20 June 2017.

**RESOLUTION 17-22 Accept Weber Basin Water Conservancy District Water Supply Agreement:** Tom said this is the agreement with Weber Basin Water Conservancy District (WBWCD) that allows the City to assess and collect impact fees to cover the cost of capital improvements necessary to deliver water to new customers/residents coming into the City.

**Council Member Taylor moved to approve Resolution 17-22 to accept the Weber Basin Water Conservancy District Supply agreement. Council Member Winsor seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Winsor voted yes. The motion carried.**

#### **PUBLIC COMMENTS:**

**Kent Hoskin 1630 E. Bateman Way,** said he lives in a Planned Unit Development (PUD) and pays for his own streets in his subdivision. He would like to know if an adjustment will be made for those living in a PUD concerning the Transportation Utility Fee.

**Jonathan Morgan, 7728 S. 1750 E.,** said the City is in this situation because the City hasn't handled it properly. He suggested improving the road with scenario 3 and then take away the fee when roads are improved.

**Cole Fessler, 7233 S. 1700 E.,** said he is in favor of giving the residents options and then let them choose for themselves. He said fees are never reduced. He wants the Council to be fiscally responsible. He wants to make sure the fee goes to infrastructure and not trails.

#### **REPORTS:**

**Mayor Long:** She attended the COG meeting. She said seat belts are mandatory and you can be pulled over for not wearing your seat belt. She said click it or ticket.

**Council Member Taylor:** He asked about trailers being parked in the streets and is concerned about how to enforce them. Tom will follow up with Chris Tremea, City Code Enforcer.

**Council Member Hyer:** He said trails and parks are in the same category and the Transportation Utility Fee needs to be strictly for infrastructure. He feels it is important to receive public input. He said there is a park area in Easton Village and he has received complaints for it not being maintained.

**City Manager Tom Smith:** He reported there will be two public hearings on 13 June 2017. He said the bid will be awarded for safe sidewalk along South Weber Drive. He asked for direction on Cottonwood Drive. Council Member Winsor suggested leaving it the way it is.

**ADJOURNED:** Council Member Hyer moved to adjourn the meeting at 7:47 p.m. Council Member Winsor seconded. Elyse called for the vote. Council Members Casas, Hyer, Winsor, and Taylor voted yes. The motion carried.

**APPROVED:** \_\_\_\_\_ Date  
Mayor: Tammy Long

\_\_\_\_\_  
Transcriber: Michelle Clark

Attest: \_\_\_\_\_  
City Recorder: Elyse Greiner

# SOUTH WEBER CITY COUNCIL WORK MEETING

**DATE OF MEETING:** 23 May 2017

**TIME COMMENCED:** 5:02 p.m.

**PRESENT: MAYOR:**

Tammy Long

**COUNCILMEMBERS:**

Scott Casas

Kent Hyer

Jo Sjoblom (excused)

Merv Taylor

Wayne Winsor

**CITY MANAGER:**

Tom Smith

**CITY RECORDER:**

Elyse Greiner

**Transcriber:** Minutes transcribed by Michelle Clark

**VISITORS:** Brandon Jones, Derek Tolman, Paul Laprevote.

Tom Smith, City Manager, discussed his meeting with Mayor Flinton from Uintah concerning Cottonwood Drive. He said Mayor Flinton felt railroaded at the meeting with him and Council Member Hyer and Winsor. Mayor Flinton said Uintah is willing to go in on the reconstruction of the road from the bridge to the driveway on the last on the left. They are willing to pay 10% of that cost which would be approximately \$37,000. Tom suggested maybe doing some simple patchwork on Cottonwood Drive and then put money towards getting easements in place for Old Fort Road in hopes that it will bring commercial interest. Council Member Casas is not opposed to getting the easements in place but Cottonwood Drive is in need of some work. Council Member Winsor is concerned about patching Cottonwood Drive because he feels that isn't cost effective. Council Member Hyer discussed being cautious in the future to make sure any development going in has the documentation behind it. He referenced what happened with the developers on the cost share of Old Fort Road that fell through. Brandon Jones, City Engineer, discussed his ability and feel for what can and can't be done by developers and the City in constructing roads. Councilmember Hyer feels the City needs to be more proactive with developers and set expectations early on in needs to help pay and support infrastructure. Council Member Taylor agreed.

## **CONSENT AGENDA:**

- **Approval of May 9, 2017 Work Meeting and Meeting Minutes**
- **Approval of April 2017 Budget to Actual**

Mayor Long asked if there were any questions concerning the budget to actual. Council Member Casas is concerned about the City collecting \$40,000 in penalties. He said that is 300% above normal. He said this will tie into the Transportation Utility Fee (TUF). He said if citizens are having difficulties paying their utilities, the tuft will make it that much harder on them.

## **ACTIVE AGENDA:**

### **ORDINANCE 17-07 Ovation Home Rezone (approx. 475 E. 6650 S.)**

Tom said this a portion of the Old Maple Farms subdivision that was not part of their original plat that was approved.

The proposed rezone is to go from Residential Moderate to Residential High Zone. The rezone is consistent with the surrounding land use and the general plan. The Planning Commission approved the rezone in a meeting held on 11 May 2017. Council Member Casas said he is cautious to approve this because of what happened on Jensen Circle. He wanted to know how close the nearest resident will be located in relationship to the freeway. Council Member Winsor said according to the scale, it looks to be 50'. Council Member Casas said the location of the duplex on Jensen Circle is too close to the freeway with only a barb wire fence. He is concerned about the safety hazard. Brandon Jones recommended the Planning Commission look at the corridor along Interstate 84 and get their recommendations.

### **Award 1250 E. Project Bid Schedule A to Post Construction and Schedule B Advanced Paving**

Tom explained that the City received 5 bids. The bids were requested to come in two schedules:

- a. The South Weber City project (SR-60 Storm Drain and 1250 East)
- b. The South Weber Water Improvement District (SWWID) project (replacing an irrigation main line).

The project was bid this way so that the SWWID project and the City could see what the costs were if the two projects were consolidated, but it does not mean that the two have to be awarded together. That is why we bid the projects in schedules should SWWID choose to do their work with the City. The project came in approximately \$30,500.00 over the engineers estimate as the prices of materials and supplies has increased far more than was originally anticipated. The Post Construction does not include any engineering, etc. and so Tom added a 12% contingency to the \$478,054.10 for a total of approx. \$538,000. The increase in unanticipated costs will come out of the Water and Storm Water Projects funds, not the General Fund. \$40,500.00 will come out of water as the price of water supplies is higher than anticipated. \$50,000.00 will come out of the storm water fund as the price of project mobilization and demobilization, including traffic control is higher than anticipated.

The City staff is recommending that:

- Schedule A be awarded to Post Construction with their bid at \$478,054.10; and
- Schedule B be awarded to Advanced Paving and Construction with their bid at \$32,722.00

Both bids come from reputable companies with extensive experience conducting similar work, have good references that have been verified, and have experience doing work for the City in the past.

Brandon Jones said SWWID wants to do their own thing and so he would recommend awarding Schedule A but not Schedule B. Discussion took place regarding letting all utilities know the road will be torn up. Council Member Winsor said the City needs a formal policy or some sort of understanding that a road can't be torn up for a certain amount of time after laying asphalt.

Discussion took place regarding the reconstruction of 1250 East. Council Member Hyer discussed concerns with residents he has spoken with along that street. He said the paperwork given to them by the City is not detailed. The Council discussed Mr. Poll's concerns. Brandon said the document the residents received is standard easement language. Council Member Hyer read information that Brent Poll sent him. Tom said the easement portion does not hold up the project.

### **Transportation Utility Fee Presentation (No discussion on this item)**

### **RESOLUTION-XX Accept Weber Basin Water Conservancy District Water Supply Agreement**

This is the agreement with Weber Basin Water Conservancy District (WBWCD) that allows the City to assess and collect impact fees to cover the cost of capital improvements necessary to deliver water to new customers/residents coming into the City.

Adjourned at 6:00 p.m.

**APPROVED:** \_\_\_\_\_ **Date**  
**Mayor: Tammy Long**

\_\_\_\_\_  
**Transcriber: Michelle Clark**

**Attest:** \_\_\_\_\_  
**City Recorder: Elyse Greiner**