

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 25 April 2017

**TIME COMMENCED:** 6:01 p.m.

**PRESENT: MAYOR:**

Tammy Long

**COUNCILMEMBERS:**

Scott Casas  
Kent Hyer  
Merv Taylor  
Jo Sjoblom  
Wayne Winsor

**CITY RECORDER:**

Elyse Greiner

**CITY MANAGER:**

Tom Smith

**Transcriber:** Minutes transcribed by Michelle Clark

**VISITORS:** Ivan Ray, Quin Soderquist, Christopher Soderquist, Becca Reisbeck, Rhett Reisbeck, and Grady Brimley.

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

**PLEDGE OF ALLEGIANCE:** Christopher Soderquist from Troop #433

**PRAYER:** Council Member Winsor

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

**CONFLICT OF INTEREST:** None

## CONSENT AGENDA:

- Approval of April 11, 2017 Work Meeting and Meeting Minutes

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

## ACTIVE AGENDA:

**RESOLUTION 17-15 Final Plat Broadview Point:** This is a one lot subdivision (0.55 acres) located at approx. 7400 S. 1550 E. The Planning Commission held a public hearing on 9 March 2017 and has given a favorable recommendation for approval. Tom said the motion needs to include it is permissible to allow the construction and installation of the necessary improvements to be part of the Building Permit. He said the City staff recommends approving the subdivision and then vacate 7400 South at a subsequent meeting. Brandon explained the vacation of 7400 South.

Mayor Long invited Ivan Ray to give a history on 7400 S.

**Ivan Ray, 7268 S. 1600 E.,** said through all the years that road was actually terminated in 1951. He said UDOT then straightened out South Weber Drive and it was a kind of an understanding to use it as walking. He said his dad donated the property where the well is located today. He said the road has always been left open. He said in 1969 Ray's Valley Service was built. He said in 1989 the Council approved the location of the cell tower. He said the public still uses the road. He would request the vacation of the road move forward as soon as possible. He would like to secure the property from vandalism and install a fence.

Brandon said according to the plat, the section line is the north boundary line. Tom said the vacation of the road is set to go before the Planning Commission on 11 May 2017.

**Council Member Winsor moved to approve Resolution 17-15 Final Plat Broadview Point subject to the conditions set forth in the City Engineer memo of 21 April 2017 and that construction and installation of the necessary improvements to be part of the Building Permit. This means that the plat can be recorded as soon as it is approved by the City Council and a Building Permit could be issued as soon as the lot owner is ready to submit plans. No escrow account would be required, because there are no public improvements whose installation needs to be guaranteed. Council Member Casas seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, Sjoblom, and Winsor voted yes. The motion carried.**

**RESOLUTION 17-16 Final Plat Brimley Subdivision:** This is a 2-lot subdivision (0.85 acres) located at approximately 600 E. South Weber Drive. The Planning Commission held a public hearing on 13 April 2017 and has given a favorable recommendation for approval subject to the conditions set forth in the City Engineer's final review memo dated 21 April 2107.

**Council Member Sjoblom moved to approve Resolution 17-16 Final Plat Brimley Subdivision. Council Member Hyer seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, Sjoblom, and Winsor voted yes. The motion carried.**

**Review FY 2017-2018 Budget:** Tom reported that all changes discussed in the committee meetings have been implemented into the budget. Council Member Hyer asked if the merit increase is included in this budget. Mark McRae said three percent. Council Member Hyer asked if what is budgeted for the Fire Department is adequate. Tom said based off of what we have discussed in committee meetings, he feels they are covered.

**Determine 1250 East Sidewalk Width and Possible Sidewalk Connection on Lester Drive to Weaver Estates:** Tom said the City staff held an open house approximately two months ago to discuss the improvements to 1250 East. He said residents are requesting a 5' sidewalk. He said the Council is also in favor of the 5' sidewalk. Tom discussed the possible sidewalk connection on Lester Drive to Weaver Estates (approximately 100'). Council Member Sjoblom asked about snow removal. Tom said the hope is that the residents do their own diligence in removing the snow off the sidewalks and onto their front yard.

**Council Member Hyer moved to direct the City staff to install a 5' sidewalk along 1250 East as well as the addition connection of 100' sidewalk along Lester Drive. Council Member Taylor seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, Sjoblom, and Winsor voted yes. The motion carried.**

**Award Central Park Playground Project Bid to GROUNDWORKS for \$39,500:**

The bids were opened on 19 April 2017 for the Central Park Playground Project. One (1) bid was received. The City Engineer has checked the bid and found no errors and is recommending that the Council award the work to GROUNDWORKS (Keith Christensen), based upon his experience in doing similar work, his good references and his low bid of \$39,500.00. Council Member Sjoblom said the bid was advertised in the newspaper, city web-site, etc. and the only bid received was GROUNDWORKS. She said the estimate for the bid was \$85,000 and Mr. Christensen is willing to do it for \$39,500. She thanked him for that.

**Council Member Sjoblom moved to award the Central Park Playground Project Bid to Groundworks for \$39,500. Council Member Casas seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, Sjoblom, and Winsor voted yes. The motion carried.**

**RESOLUTION 17-14 City Manager's Contract:**

**Council Member Winsor moved to approve Resolution 17-14 subject to the following:**

- 1. The addition of being eligible for annual merit increases.**
- 2. Authorize the Mayor to execute the agreement.**
- 3. Stipulate in the contract that in the City Manager's absence the power transfers to authorize personnel as per Title 1 City Code.**

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

**PUBLIC COMMENTS: (None)**

**COUNCIL ITEMS:**

**Council Member Taylor:** He asked if the Code Enforcement Officer can approach contract yard maintenance companies who are blowing grass into the gutters.

**Council Member Hyer:** He asked about the Poll property along South Weber Drive that is up for sale. It was stated this property is currently agricultural.

**Council Member Sjoblom:** She reported the South Weber City sign located on the Maverik property is moving forward. She said the field trip to Wasatch Integrated Waste was canceled. They will go May 3, 2017 at 7 p.m.

**Council Member Casas:** He asked about the dust coming from the gravel pits. Tom will be setting up a meeting with Dak Maxfield.

**Council Member Winsor:** He said the Finance/Administration Committee will be meeting this week. They should receive an update on salary and compensation survey. Currently putting together a list of priorities.

**MAYOR'S ITEMS:** Mayor Long attended the Council of Government's Meeting. They discussed Shaking Baby Syndrome. They also discussed information collected concerning Healthy Food Access. The report shows that South Weber City has one Farmer's Market.

**CITY MANAGER ITEMS:** He reported that the tentative budget acceptance will be held on 9 May 2017 as well as the Bambrough rezone. Hidden Valley Meadows Phase 1 will be on that agenda as well. He said Highmark Subdivision final acceptance will be on the agenda. He discussed the storm water issues located at various locations in the City. Meeting will be held with Country Fair Days Chairpersons to go over budget etc. Council Member Hyer and Winsor will meet with Tom and Mayor Flint of Uintah concerning Cottonwood Drive.

**ADJOURNED:** Council Member Taylor moved to adjourn the meeting at 6:59 p.m. Council Member Hyer seconded. Elyse called for the vote. Council Members Casas, Hyer, Winsor, Sjoblom, 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:** 25 April 2017

**TIME COMMENCED:** 5:00 p.m.

**PRESENT: MAYOR:**

Tammy Long

**COUNCILMEMBERS:**

Scott Casas  
Kent Hyer (arrived 5:13 pm)  
Jo Sjoblom  
Merv Taylor  
Wayne Winsor  
Tom Smith

**CITY MANAGER:**

**CITY RECORDER:**

Elyse Greiner

**Transcriber:** Minutes transcribed by Michelle Clark

**VISITORS:** Mark McRae, Brandon Jones

Council Member Winsor moved to go into a closed meeting at 5:10 pm as per UCA Section 52-4-205(1)(c) to discuss pending or reasonably imminent litigation. Council Member Taylor seconded the motion. Elyse called for a roll call vote. Council Members Taylor, Casas, Winsor, and Sjoblom voted yes. The motion carried.

Council Member Hyer arrived at approximately 5:13 p.m.

Council Member Winsor moved to go back into the open meeting at 5:20 pm. Council Member Hyer seconded the motion. Elyse called for a roll call vote. Council Members Taylor, Casas, Winsor, and Sjoblom voted yes. The motion carried.

## CONSENT AGENDA:

- **Approval of April 11, 2017 Work Meeting and Meeting Minutes**

## ACTIVE AGENDA:

**RESOLUTION 17-15 Final Plat Broadview Point:** This is a one lot subdivision (0.55 acres) located at approx. 7400 S. 1550 E. The Planning Commission held a public hearing on 9 March 2017 and has given a favorable recommendation for approval. Tom said this property is adjacent to 7400 South, which is a road that comes off of 1550 East that dead ends. He said the City staff recommends approving the subdivision and then vacate 7400 South at a later time. Tom said the motion should include the City Engineer feels it would be permissible to allow the construction and installation of the necessary improvements to be part of the Building Permit. Tom explained that even though the road can be vacated, the City will still have access easements. Council Member Winsor brought up the fact that in 2014 the Planning Commission did recommend vacating the road at that time, but the City Council didn't go with their recommendation. Brandon explained that this is not a flag lot because of 7400 South. Mayor Long said 7400 is in rough shape and wondered if the property owner is going to request the City upgrade the road. Tom asked if the property owner is aware that the property

around this lot is zoned commercial. Brandon said Ivan Ray did ask if a buffer will need to be installed. Brandon said it is not a requirement.

**RESOLUTION 17-16 Final Plat Brimley Subdivision:** This is a 2-lot subdivision (0.85 acres) located at approximately 600 E. South Weber Drive. The Planning Commission held a public hearing on 13 April 2017 and has given a favorable recommendation for approval subject to the conditions set forth in the City Engineer’s final review memo dated 21 April 2107. Brandon said there are lengthy restrictive notes for Lot #2. He said as far as the irrigation goes, as one big lot it was covered by Davis/Weber Canal, but by subdividing, there has to be a provision for irrigation water. He said they will install a dual service. Council Member Winsor said if you look at the plat Lot 2 has a road dedication and Lot 1 does not. He would like to know the intent behind that. Brandon said where there is an existing structure on Lot 1, by requiring an 80’ width of South Weber Drive, would be too restrictive for the home on Lot 1. Council Member Winsor recommended the Mayor be able to sign the plat because the plat has a line for her signature.

**Review FY 2017-2018 Budget: No discussion on this item**

**Determine 1250 East Sidewalk Width and Possible Sidewalk Connection on Lester Drive to Weaver Estates:** Tom said the City staff needs direction on the width of the sidewalk connection on Lester Drive to Weaver Estates. He would recommend a 6’ sidewalk; however, the residents want wider asphalt. The Council agreed to go with the 5” sidewalk. Brandon said the northwest corner from 1250 East doesn’t have sidewalk. He is proposing installation of 100’ feet of sidewalk on the north side of Lester Drive. The Council agreed to install a 5’ sidewalk going west for 100’ on Lester Drive.

**Award Central Park Playground Project Bid to GROUNDWORKS for \$39,500**  
The bids were opened on 19 April 2017 for the Central Park Playground Project. One (1) bid was received. The City Engineer has checked the bid and found no errors and is recommending that the Council award the work to GROUNDWORKS (Keith Christensen), based upon his experience in doing similar work, his good references and his low bid of \$39,500.00. Council Member Winsor would like to know how the bid was posted. Brandon said it was advertised in the newspaper and City web-site. Brandon said he did personally call several contractors. Council Member Winsor suggested the City put a link on the City web-site that will tie to Brandon Jones web-site. Council Member Sjoblom said Keith Christensen put in a formal bid and the engineer’s estimated cost was \$85,000 and Keith’s bid was \$39,500. She suggested the Council thank him.

**RESOLUTION 17-14 City Manager’s Contract:** Council Member Casas asked about Tom’s request for merit increases. Council Member Winsor said this is a reasonable request. Council Member Casas said that is not in the agreement and he is in favor of keeping the contract as it is. Council Member Taylor feels a merit increase is an incentive for doing a good job.

Adjourned at 6:00 p.m.

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

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

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