

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 25 July 2017

TIME COMMENCED: 6:00 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: Mark Larsen, Lacey Johnson, Blair Halverson, Wes Johnson, Brandon Jones, Chris Tremea, Rob Edwards, and Trevor Schenk.

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

PLEDGE OF ALLEGIANCE: Council Member Winsor

PRAYER: Council Member Sjoblom

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 July 11, 2017 Meeting and Work Meeting Minutes**

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

ACTIVE AGENDA:

RESOLUTION 17-33 Final Plat Ray Creek Estates (approx. 1350 E. Canyon Dr.)

Tom reported that the Planning Commission held a public hearing for the Ray Cree Estates Subdivision (11 lots), located at approximately 1350 E. Canyon Dr. with 3.96 acres, on the 8th of June 2017, and reviewed the final plat on the 13th of July 2017, and have given a favorable recommendation to approve.

Tom said the developer is required to relocate a 15” public sewer line located in the property outside the proposed roadway being developed in association with Ray Creek Estates subdivision. The City desires to have the 15” sewer line upsized to 18” to better serve the community in accordance with its Capital Facilities Plan, and is willing to pay the developer for the total cost of upsizing the pipe. The total cost to upsize from a 15” to 18” sewer line is \$14,311.00.

Council Member Casa moved to open this item up for public comment. Council Member Winsor seconded the motion. Elyse called for the vote. Council Members Casas, Hyer, Taylor, Sjoblom, and Winsor voted yes. The motion carried.

******* PUBLIC COMMENT *******

Blair Halverson, 6715 S. 475 E., President of South Weber Irrigation Company, said he wants to verify and let everyone know that the easement is located in the wrong spot. He is also concerned about access because there is a 36” water line that runs along the back side of homes. Brandon Jones suggested setting up a meeting with the developer and Mr. Halverson concerning access. Blair discussed the easement and said there is nothing that is allowed permanently over the easements. Council Member Casas said he was out there today and noticed there are buildings and concrete pads on the easement. Tom said the city does not enforce other entities easements.

Council Member Sjoblom moved to close the public comment. Council Member Winsor seconded the motion. Elyse called for the vote. Council Members Casas, Hyer, Taylor, Sjoblom, and Winsor voted yes. The motion carried.

******* PUBLIC COMMENT CLOSED*******

Council Member Taylor moved to open this item up for public comment. Council Member Hyer seconded the motion. Elyse called for the vote. Council Members Casas, Hyer, Taylor, Sjoblom, and Winsor voted yes. The motion carried.

Rob Edwards, 68 N. 700 W. Kaysville, Utah, said he is willing to work with Mr. Halverson concerning the South Weber Irrigation Company easement.

Council Member Hyer moved to close the public comment. Council Member Taylor seconded the motion. Elyse called for the vote. Council Members Casas, Hyer, Taylor, Sjoblom, and Winsor voted yes. The motion carried.

******* PUBLIC COMMENT CLOSED*******

Council Member Hyer moved to approve Resolution 17-33 Final Plat Ray Creek Estates (at approximately 1350 E. Canyon Dr) subject to the final review with South Weber Irrigation Company concerning easements. Council Member Winsor seconded the motion. Elyse called for the vote. Council Members Hyer, Taylor, Sjoblom, and Winsor voted yes. Council Member Casas voted no. The motion carried 4 to 1.

Westside Water Reservoir Project Report presented by Jones & Associates: Brandon Jones, of Jones & Associates, presented the Westside Water Reservoir Project. He said the existing tanks sit on 1.56 acre parcel owned by South Weber City. The site is accessed from South Weber Drive via 7150 South and traverses up to 13 properties. There is no evidence of access easements. He said the transmission water lines is covered by easements. Brandon then reviewed the location and parcel map. He said the geotechnical investigation included: subsurface investigation, geologic trenches, soil borings, and slope stability model under static and seismic loading. Brandon reported that the hillside is globally stable under existing conditions. He then reviewed the excavation location map. He reviewed the recommendations which included: 1) Provide adequate surface drainage to manage storm water at the site. 2) Repair tank lease to prevent infiltration 3) Monitor the slope for future movement (surficial) and 4) Install an inclinometer to monitor potential movements at greater depth. Brandon said previous remedies included crack seal existing cracks and floor-wall joint, pressure grout under floor slab to fill voids under the floor and stabilize the floor slab, remove (via sandblasting, existing deteriorated coatings. Rout out and seal cracks and joints with new joint sealer, and while tank is offline, it would be prudent to apply sealant to the entire floor and walls (to 1' below lid). Brandon reviewed the criticality assessment and said because the 1 MG tank is in the blue range, something needs to be done to it. He said the remediation design recommendations include: 1) 1 MG reservoir – pressure grout under floor, remove old treatments, crack seal, seal floors and walls. 2) site improvements – divert drainage away from tank, add parking area, replace gate., 3) SCADA – add level sensors, add hatch alarms, coordinate with WBWBC well, 4) North vault- revise piping, replace gauge, replace air/vac valve, add drain pipe. 5) East Vault – abandon in place (fill), and 7) 1 MG reservoir exterior – replace hatches. Brandon said the bridge across the canal really needs to be upgraded. He said the access road improvements include constructing all-weather surface and add culverts for drainage. Brandon then reviewed the budgetary estimates and cost/benefit analysis. Rehabilitation costs would be \$400,000 for engineering and construction and \$90,000 for survey and easement acquisition, which would allow for a 15-20 year design life. Replacement costs would be \$1,600,000 for engineering and construction and \$240,000 for survey, easement, and property acquisition, which would allow for a 50-60 year design life. Brandon said other than the vicinity of existing reservoir, no other property is at the proper elevation (other than on Hill AFB property). An alternative site evaluation would be an elevated storage tank placement which has more flexibility. He recommended obtaining 1.5 acres on southeast side of existing site for future replacement reservoir. The overall recommendation summary includes: 1) Property and access – obtain easements for legal access and existing pipelines., 2) Geotechnical – install piezometers to monitor subterranean movement., 3) 1 MG Reservoir Improvements – stabilize floor, seal cracks and surfaces, drainage improvements, SCADA upgrades, exterior improvements, bridge and access improvements., and 4) Alternate Site – purchase 1.5 acres of adjacent property.

Council Member Winsor moved to recommend city staff move forward with a remediation approach as a priority with all the other Capital Facilities. Council Member Sjoblom

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

Discuss Future of US-89 and trails: Council Member Casas said US-89 is under study right now to do a study from Weber River Bridge to Cherry Lane in Layton. He has reviewed with UDOT concerning the replacement of the bridges going over the Weber River. He said this is an opportunity to look at the possibility of a tunnel going under US-89. He is asking the City Council to send a formal request to UDOT for a tunnel. He said it would tie into the Weber Pathway Trail and Bonneville Shoreline. Wes Johnson said Federal Law requires any new construction has to take into account any trail improvements. He said the City has identified this as a trail on the master plan. Council Member Casas suggested a formal letter in writing for the record to Weber Pathways, Uintah, County Commissioners, etc.

Discuss possible replacement of the wood fence at and re-location of the Posse Grounds (approx. 475 E. 6650 S.): Tom said this item was discussed in the work meeting. He said there is a proposed development that will be cutting into the existing posse grounds. There is a possibility of re-locating the posse grounds to a parcel of property owned by Smith & Edwards. He said this issue is time sensitive because the developer may be interested in purchase. He said if it is relocated there are issues with the canal, etc. Council Member Hyer suggested considering relocating to Canyon Meadows Park. He feels other options need to be looked at. Council Member Casas asked about getting the Parks Committee together and come back in August with a recommendation.

PUBLIC COMMENTS:

Blair Halverson, 6516 S. 475 E., said his family uses the posse grounds at least three days a week. He waters it and sprays for weeds. He said he moved to South Weber City for the posse grounds. He said there are five or six trailers down there that use it. He knows the City isn't responsible to enforce easements but does have an obligation. He requested public comment for resolutions.

Trevor Schenk, 6455 Raymond Drive, said elected officials have an obligation to protect the citizens of this city. He has talked to UDOT concerning turn lanes. He said the developer told them there would be no more than 60 people at their facility. He said under that criteria UDOT requires a left and right hand turning lane. He said the city has only approved a right hand lane. He thinks the council needs to look at that and re-evaluate. He is concerned about there being more than 60 individuals at the facility. He is also concerned about the appearance and ascetics of this building. He said he is looking at relocating and his property value has dropped. He feels the city has been snow balled here.

REPORTS:

Mayor Long: She thanked Mr. Halverson for his comments concerning easements.

Council Member Casas: Thursday he will deliver the 50 year celebration banner to the Fire Department. He reported street lights out to Mark Larsen. He asked about putting city logo on new city trucks.

Council Member Hyer: This Saturday starts County Fair Days with the Little Miss and Golf Tournament, Monday, July 31st is the Chuck wagon Dinner, Tuesday, August 1st Little Buckaroo Rodeo, Wednesday, August 2nd, Kid K Race, Old Timers Softball Game, and Movie in the Park, Thursday, August 3rd 3 on 3 Basketball, Friday, August 4th Swim Party, Saturday, August 5th is the Richard Bouchard Memorial Run, Parade, Classic Car Show, Live Entertainment, Youth Anything Goes, South Weber’s Got Talent, and Fireworks. He thanked Holly Williams as the chairperson for three years.

Council Member Sjoblom: She has been working on pickle ball tournament.

Council Member Winsor: The Finance Committee will be meeting this week.

City Manager: Tom reported that a meeting will be held with the City Council and Planning Commission on August 15th to discuss Lester Drive. He reported that the Dayton’s will be on the agenda for August 8th as a discussion item.

City Recorder: She pointed out that there was a typo on the agenda concerning the minutes should be July instead of June.

Planning Commission: Wes Johnson discussed limiting conditions on final plats before approving them to move forward to the City Council.

ADJOURNED: Council Member Winsor moved to adjourn the meeting at 7:49 p.m. Council Member Taylor seconded. Elyse called for the vote. Council Members Casas, Hyer, Taylor, Sjoblom, and Winsor 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 July 2017

TIME COMMENCED: 5:01 p.m.

PRESENT: MAYOR:

Tammy Long

COUNCILMEMBERS:

Scott Casas
Kent Hyer (arrived at 5:08 pm)
Jo Sjoblom
Merv Taylor
Wayne Winsor

CITY MANAGER:

Tom Smith

CITY RECORDER:

Elyse Greiner

Transcriber: Minutes transcribed by Michelle Clark

VISITORS: Mark Larsen, Brandon Jones, Chris Tremea, Wes Johnson, and Rob Edwards.

CONSENT AGENDA:

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

Mayor Long asked if there were any questions with the minutes. There were none.

ACTIVE AGENDA:

RESOLUTION 17-33 Final Plat Ray Creek Estates (approx. 1350 E. Canyon Dr.)

The Planning Commission held a public hearing for the Ray Creek Estates Subdivision (11 lots), located at approximately 1350 E. Canyon Dr. with 3.96 acres, on the 8th of June 2017, and reviewed the final plat on the 13th of July 2017, and have given a favorable recommendation to approve.

Tom stated the developer is required to relocate a 15" public sewer line located in the property outside the proposed roadway being developed in association with Ray Creek Estates subdivision. The City desires to have the 15" sewer line upsized to 18" to better serve the community in accordance with its Capital Facilities Plan, and is willing to pay the developer for the total cost of upsizing the pipe. The total cost to upsize from a 15" to 18" sewer line is \$14,311.00 which is supported by impact fees.

Council Member Casas said he has some objection with the sewer line because the sewer line down from that is 15". Brandon Jones, City Manager, explained that ultimately the sewer line needs to be 18" all the way. Council Member Casas asked about the sewer manhole and dummy manhole located at the home at the very end of the Cottonwood Cove Subdivision. Brandon explained why and discussed the need for an 18" sewer line. Council Member Casas stated the property owner shouldn't have an abandoned manhole in her yard. Mark Larsen explained that the City will take care of it.

Council Member Hyer arrived at 5:08 p.m.

Council Member Casas discussed the street lights and wanted to know why the City Engineer said one street light and the developer's engineer had two street lights on the plat. Brandon Jones discussed the street light

locations and said this subdivision will provide two street lights. He said there will be a new street light at 1375 E. and Canyon Drive and intersection of the new cul-de-sac. Council Member Casas discussed the 6' sound wall. He feels the sound wall needs to be higher. He said the concrete wall in Cottonwood Cove Subdivision sits lower than the freeway. He asked about installation of a taller wall. Brandon said the Planning Commission recommended matching Cottonwood Cove Subdivision. He said the city code doesn't have a requirement for a sound wall. He said the wall was more for a visual buffer from the freeway. He said to support a sound wall, you would have to have a study done. Brandon said typically a sound wall is installed when UDOT does a project. Council Member Casas feels the City Council has an obligation to protect the public. He feels the council needs to look at future development along US-84 and the possibility of amending the city code. Council Member Winsor discussed bidding these types of projects out to see if the cost can come in lower. He would also suggested not to exceed a certain number amount.

Westside Water Reservoir Project Report presented by Jones & Associates: Brandon Jones presented the final report for phase 2 of the original study. Council Member Winsor discussed the necessary easements that need to be secured and putting together possible options or a Plan B, if those easements are not obtained.

Discuss Future of US-89 and trails: Tom said he will pull up google map to review this item in the regular meeting.

Discuss possible replacement of the wood fence at and re-location of the Posse Grounds (approx. 475 E. 6650 S.): Tom said the wood fence is in need of replacement. He met with Kelly Park with Smith and Edwards, owner of the property where the soccer complex is located, concerning a parcel he has available. This may be an option for the city to lease this property from Mr. Park. Brandon discussed the development taking place near the posse grounds and timing issues surrounding it. Council Member Hyer said the current posse grounds is used once a year for Country Fair Days and some equestrian type uses. Mark Larsen said it is usually used by people who warm up their horses. Council Member Hyer discussed the possibility of using the portion of Canyon Meadows Park that isn't being used right now. He said the posse grounds just isn't being used like it was in the past. Council Member Winsor said he likes where the posse grounds is currently located because it has access to trailheads.

Adjourned at 6:00 p.m.

APPROVED: _____ **Date**

Mayor: Tammy Long

Transcriber: Michelle Clark

Attest: _____ **City Recorder: Elyse Greiner**