

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 26 September 2017

TIME COMMENCED: 6:00 p.m.

PRESENT: MAYOR:

Tammy Long (excused)

COUNCILMEMBERS:

Scott Casas (Mayor Pro Tem)

Kent Hyer

Merv Taylor

Jo Sjoblom

Wayne Winsor

CITY RECORDER:

Elyse Greiner

CITY MANAGER:

Tom Smith

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES (who signed in): Mark McRae (Finance Director), Lieutenant Roundy, Derek Tolman (Fire Chief), Mary Johnston, Jordan Jeppsen, Karen & Ron Anderson, Roney Ketts, Travis Nicholson, Cole Fessler, Dean Tolman, Jeff Monroe, Suzanne Mitchell, Lyle Jorgenson, Blair Halverson, Cymbre Rowser, Scott Phillips, and Steve Robinson.

Council Member Casas, Mayor Pro Tem, called the meeting to order and welcomed those in attendance including High Mark School and the South Weber Fire Department.

PLEDGE OF ALLEGIANCE: Council Member Hyer

PRAYER: Council Member Casas

AGENDA: The Council was in favor of approving tonight's agenda. Council Members Casas, Hyer, Taylor, Sjoblom, and Winsor voted yes. The motion carried.

CONFLICT OF INTEREST: None

High Mark Charter School Presentation to Fire Department and Public Works Department

Micah Springer, Olivia Jeppesen, Brittney Taylor, Calab McFarland, Maggie Hyer, and Travis Wilson of High Mark Charter School thanked the Fire Department and Public Works Department for their service with the recent fire and presented them with a card and goodie bags. Council Member Casas thanked the Fire Department and Public Works Department as well.

QUARTERLY REPORT: Davis County Sheriff's Office: Lieutenant Roundy presented the quarterly report for Davis County Sheriff's Office. He read his incident reports, which said:

resident burglaries 1, community oriented policing 14 incidents, criminal mischief 3, domestic violence 7, extra patrol request 6, parking problems have gone down, threats of suicide have increased, suspicious circumstances have gone up, thefts have gone up, but vehicle burglaries have gone down. He then went over the officer work performance report. He said in South Weber City there were 20 arrests, 33 offenses, 41 citations, 40 violations, 171 incidents, and 1 DUI. Overall, violations are down. He said it is important for him to have his deputies inside the city. He has pushed for community-oriented policing with radars targeting streets that the council has suggested. He said most of the public streets 1900 East, Deer Run Drive, Peachwood Drive, etc. most of the citizens are within the speed limit. He said the average speed on 2700 East and South Weber Drive speeds were 24 mph to 52 mph with the median being 36 mph. Council Member Hyer suggested timing patrolling hours during school starting and getting out. Lieutenant Roundy said the deputies have been told to monitor during those times. Council Member Hyer said the council has received concerns of speeding with residents in the Byram Park Subdivision. Council Member Taylor said there are also concerns with speeding on Peachwood Way and 2700 East. The Council thanked Lieutenant Roundy for all his efforts. He thanked him for sending 45 officers on the day of the fire last month. Council Member Winsor thanked him for all their service during the fire. Lieutenant Roundy thanked the city's public works department as well.

QUARTERLY REPORT: Fire Chief: Chief Tolman said this has been the busiest wildfire season in South Weber history. Over 300 acres have burned in South Weber this summer. Two fires were cause by fireworks. We have spent over 2000 man-hours for wildfires. He said Captain Judkins and Byram worked hard to make sure we're ready for wildland fires. He said the fire fighters are actively involved with different types of training. He said the department recently purchased a thermal imaging camera. He said they have had 232 calls so far this year. Last year, at this time, they had 163 calls. He said that is 55 more calls than at this same point as last year. He said they have been working hard on code enforcement. He said Fire Prevention is October 16th from 5:30 to 8:00 p.m. He said today they pick up a 5-ton truck from the State of Utah. He said they also picked up a Hummer vehicle. He also thanked Davis County Sheriff's Department for all their help with the fire. He reported on the increase in applications to serve on the Fire Department. Council Member Hyer thanked the department for proving that the council made the right decision with the changes in the department. He thanked them for their incredible efforts. He said homes were saved here in our community.

QUARTERLY REPORT: Finance Director: Mark McRae, said the department has been busy. He said over the last few months the front office has been newly staffed. He said right now they are advertising for a part-time administrative position. He said they are proceeding with going paperless and reported on areas that are totally paperless. He said in October they will be going paperless on accounts payable. He said the auditors will begin the audit on October 30th. He reported every fund of the city is over as far as revenues coming in. He said the general fund is over \$250,000 of what was projected. He said expenditures are under budget by \$190,000. He said the recreation centers revenue are over \$80,000 because of a one-time infusion of an additional \$84,000. He said the water department is under by \$30,000. He said the sewer department is also under \$30,000. He said the storm water revenues are only \$7,000 more than what was projected. He said the final figures for Country Fair Days will be coming. He said the three employees working up front are very efficient and work hard. Council Member Casas suggested getting name tags for the three employees up front. He also thanked Mark for his report. Council Member Sjoblom thanked Mark for keeping up on all his responsibilities.

CONSENT AGENDA:

- **Approval of September 12, 2017 Work Meeting and Meeting Minutes**
- **Approval of August 2017 Budget to Actual**

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

ACTIVE AGENDA:

Water Revenue Bonds Refinancing Options by Zions Public Finance Inc.

Bruce Williams, of Zions Public Finance Inc., said one of the things they do is keep track of bond issues done by various cities. He said we look for opportunities and then bring them to cities. He said we met with Tom, Mark, and the Finance Committee. He said in 2010 the city issued some water bonds. He then reviewed Bonds 101 and how they work. Methods of Financing Public Projects include: Save up and set aside, pay as you go, Grant Financing, and Debt Financing. He said South Weber City has done a great job with debt financing. Bruce asked what are Municipal Bonds. He said bonds are long term “IOUs” that governments sell to borrow money for a capital project. He then reviewed who borrows in the Municipal Market. He also reviewed the various types of bonds. He said there are quite a few participants in issuing Municipal Bonds. The Issuer is the Borrower. He said Zions Public Finance is a Municipal/Financial Advisor. He explained the Bond Counsel which is a national law firm with bond experience. They work with the Issuer and the financing team on behalf of the bondholders. He and underwriter is an investment bank (broker-dealer) hired to sell the bonds. He reviewed the Trustee, Paying Agent, and Registrar. He then reviewed the Counsel to the Issuer, which is usually a City Attorney. He said there are national organization that provide rating on debt of public and private organizations. They include: Standard & Poor’s Corporation, Moody’s Investor Service, Inc. and Fitch Ratings. He discussed how bonds are sold which are: competitive sale, negotiated sale, and direct purchase. He reviewed the Currently Outstanding Bonds:

- \$3,455,000 Water Revenue Bonds issued in 2010
- 30-year amortization, fixed rate
- Final Payment Date – 6/1/2040
- Level Debt Service – Average of \$215,000 per year
- Underlying Credit Rating – “A”
- Bond Insurance and Surety Bond – “AAA” rating
- Average Coupon (Interest Rate) – 4.94%

He reviewed the refunding bond options:

	Option #1 <u>Equal Annual Savings</u>	Option #2 <u>Shorten Bond Term</u>
PAR Amount of Bonds	\$ 3,000,000	\$ 3,000,000
Gross Savings	\$210,000 to \$345,000	\$325,000 to \$522,000
Average Annual Savings	\$9,150 to \$15,000	\$2,200 to \$2,300
Net Present Value Savings (Today’s \$)	\$159,000 to \$255,000	\$194,000 to \$294,000
Net NPV Benefit	5.89% to 9.46%	7.19% to 10.91%
True Interest Cost Rate	3.03% to 3.33%	2.92% to 3.25%
All Inclusive Cost Rate	3.35% to 3.62%	3.26% to 3.59%

Final Payment Date	2040	2038 to 2039
Bond Term Years	23	21 to 22

Bruce said Interest Rate Trends - Since January 1988: Interest rates have been higher than the current RBI 97.41% of the time. Interest rates have been lower than the current RBI 2.59% of the time. He reviewed the calendar of events. He said to start the process rolling it would require a Parameters Resolution, public notices, etc.

This item will be placed on the next City Council agenda of October 10th. Council Member Hyer asked about fees. Bruce said generally the fee is around \$12,000 to \$15,000. He said there is also a rating agency fee and underwriter fee etc. Council Member Casas asked if the Finance Director looked at increasing payments. Tom said we did consider but didn't aggressively look into it. Mark said when we look at infrastructure and long-term replacement and repairs, we are underfunded.

Resolution 17-36 Robinson Waste Contract Renewal

Tom said South Weber City entered into an agreement with Robinson Waste Services for garbage collection service on September 19, 2007 with an Addendum for an additional five (5) years of service on October 16, 2012. It is the City staff's desire to continue contracting with Robinson Waste for garbage collection services for an additional five-year period in which all agreement amendments in the first addendum (see RES 12-26) still apply with regards to service during emergency or catastrophic events. It is suggested the contract between South Weber City and Robinson Waste be amended to renew the contract for an additional five-year period, with the provision that the parties shall have an option to extend or renew the Agreement for additional five (5) year periods. Tom explained that he did not put this out to bid; however, in June he did meet with two different companies.

Council Member Taylor moved to approve Resolution 17-36 Robinson Waste Contract Renewal. Council Member Hyer seconded the motion. Elyse called for the vote. Council Members Casas, Hyer, Taylor, Sjoblom, and Winsor voted yes. The motion carried.

South Weber City Model Rail Road Club Train Track Extension in Canyon Meadows Park

Tom said the South Weber City Model Rail Road Club is a nonprofit organization. He referenced Resolution 14-07. He said in the work meeting it was suggested that any laying of track needs to be approved by the council. He said last year the agreement was reviewed and amendments were made then, but because of other priorities, it fell through the crack, and wasn't signed. The council received a copy of the redline amendments to the agreement in their packet. Council Member Taylor suggested city staff meet with the club and get the updated agreement signed. Council Member Hyer said before any additional track is put down, the council needs to approve it. He said he likes what the club has done and how they have maintained the area. He would suggest the city newsletter inform citizens that the club is financing the train, tracks, etc. Council Member Casas said the west end of the park is currently not being developed; therefore, he sees no harm in allowing them to continue. He would suggest city staff work with the club and get the agreement signed.

Council Member Hyer moved to direct staff to complete the amended agreement with obtaining the necessary signatures prior to track being installed. Council Member Taylor

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

Posse Ground Location Decision

Council Member Casas said the Posse Grounds Committee met and reviewed several options but have decided to keep the posse grounds in the original location. He said the committee has asked to move the fire pit closer to the restrooms and repair fencing. Cymbre Rowser, 985 E. 7375 S., stated a possible name for the club is, Weber River Riders. Council Member Winsor said the club is working towards a charter, and rules of organization with officers. Council Member Sjoblom suggested including the club in the parade. Council Member Winsor thanked them for their participation.

1250 East and Lester Drive Street Light Installation

The council directed the city staff to install a street light at 1250 East and Lester Drive Street. Tom will follow up with Jones & Associates concerning power. He will also work with residents.

PUBLIC COMMENTS:

Ron Anderson, 6832 Firth Farm Road, thanked everyone for their help with the railroad. He said this is not a hobby, but his wife's passion. He said when he first moved to the city the plans were huge and since then it has been down-graded and down-graded. He wants to see it progress. He said Council Member Casas came out and looked at what is being done. His neighbors love what he is doing. He said it incorporates the railroad. He said they donate a lot of time to the park. He said the club doesn't want city funds or taxes to go to the railroad. He said in the first agreement, it did state they could build out of phase. He said he and his wife donate hundreds of dollars for decorations for Halloween. He said that is one reason why he would like to see the track go up to his home. He said in the past they were told they could join onto the main track for a fee. He said the train club is here for the community. He said they have taken care of the area out of their own pockets. He hopes this can be enjoyed by families. He said the club does its best to take care of the area. He said they have had dirt donated. He said neighbors moving into the area love it. He said don't let fear of the unknown stop the progression for something that is good. Council Member Sjoblom asked if it is the track is extended, will there be longer wait times? Ron said they have three trains they can use. He said this year the wait time hasn't been more than 15 minutes. Council Member Sjoblom asked what percentage of residents are from South Weber City. Ron said approximately 50%.

Scott Phillips, 497 Petersen Parkway, said he purchased a home in South Weber City because of Canyon Meadows Park. He said it would be nice to see more phases in the park. He is a member of the train club. He is hoping for more opportunities for their kids to play.

REPORTS:

Council Member Taylor: He wished Elyse Greiner success as she begins her new job.

Council Member Casas: He said the trees will be delivered this next week for Central Park. Great Basin will be spraying the parks for fertilizer and weed killer.

Council Member Hyer: He thanked Elyse Greiner for her service to the City as well as Mark McRae for hiring great employees. He said residents on 1250 East are excited about the landscaping taking place. He thanked the city staff for getting on that. He asked about the status of the regional mailbox installation on 1250 East. Tom will follow up and report.

Council Member Sjoblom: She attended a meeting at Wasatch Integrated Waste. She said a cover will be put on phase 5 that is closest to South Weber, which should help with the odor. She said the digital sign ground breaking took place today. She said Maverik, Nate Reeve, Keith Christensen, Matt Wren, Carl Bastian, and several others have been helping with that. She attended a Utilities Committee meeting. She suggested putting the Halloween train on the city's social media. She thanked Elyse for her service to the city.

Council Member Winsor: He reported that the Finance Committee met last week. He said they are saddened to hear about Elyse Greiner leaving. The staff will shuffle this role amongst other staff members.

City Manager: He reported that the Gravel Pit Committee will be meeting tomorrow. A going away party will take place October 4th at 11:00 a.m. for Elyse Greiner. He clarified his comments concerning the train at the park. He said the city can't support the train. He said the Municipal Utilities Committee discussed street lights and coming up with a plan for who is responsible etc. He said the city is subject to Johnson Electric for repairs. He said the committee discussed the possibility of hiring their own electrician. Council Member Casas said two years ago he did an extensive study on the city's street lights. He said the city pays a high maintenance fee to Rocky Mountain Power.

Council Member Winsor moved to NOT go into a CLOSED MEETING as scheduled- as per UCA § Section 52-4-205(1)(a): discussion of character, professional competence, or physical or mental health of an individual. Council Member Casas seconded. Elyse called for the vote. Council Members Casas, Hyer, Taylor, Sjoblom, and Winsor voted yes. The motion carried.

Position of Fire Chief:

Council Member Winsor suggested making this position a salary position verses an hourly position because of the increased needs of the city. The current rate of pay is \$15 per hour, which is \$23,000 annually. The recommended wage is \$25 per hour, which would be \$39,000. Tom said this would require a budget amendment. Council Member Hyer stated this city will always lose good people to larger cities; however, certain people have invested a ton of personal time and effort in doing well for our city. He thinks there are some positions that we need to make sure we are compensating fairly. Council Member Winsor said this discussion is for fair compensation for tasks above and beyond the original scope of this position. Council Member Hyer is concerned because he has received comments from residents who are concerned about the amount of money being put into employee's salaries in the last year. Tom said with Elyse leaving they are going to try to split her duties amongst multiple existing positions. Council Member Casas suggested the wage of \$20 for the Fire Chief position. Council Member Hyer suggested not making a decision tonight. He said he is not in favor of gold-plating services and gold-plating salaries. He said we have cut back on a lot of other expenses and feels the council needs to be careful. It was stated this item will be placed on the next council agenda.

ADJOURNED: Council Member Hyer moved to adjourn the meeting at 8:28 p.m. Council Member Sjoblom seconded. Elyse called for the vote. Council Members Casas, Hyer, Taylor, Sjoblom, and Winsor voted yes. The motion carried.

APPROVED: _____ Date
Mayor Pro Tem: Scott Casas

Transcriber: Michelle Clark

Attest: _____
City Recorder: Elyse Greiner

SOUTH WEBER CITY COUNCIL WORK MEETING

DATE OF MEETING: 26 September 2017

TIME COMMENCED: 5:00 p.m.

PRESENT: MAYOR:

Tammy Long (excused)

COUNCILMEMBERS:

Scott Casas (Mayor Pro Tem)
Kent Hyer
Jo Sjoblom
Merv Taylor
Wayne Winsor

CITY MANAGER:

Tom Smith

CITY RECORDER:

Elyse Greiner

Transcriber: Minutes transcribed by Michelle Clark

VISITORS: Mark McRae (Finance Director)

CONSENT AGENDA:

- **Approval of September 12, 2017 Work Meeting and Meeting Minutes**
- **Approval of August 2017 Budget to Actual**

ACTIVE AGENDA:

Water Revenue Bonds Refinancing Options by Zions Public Finance Inc.: It was stated there are three options, which are the following: (1) Do nothing, (2) Shorten the term of the bond, or (3) Lower the payment but the term stays the same. Tom stated the payments don't change but the bond has already been refinanced. He said the cost comes in to refinance. Mark McRae said interest rates have been coming down. Council Member Winsor said we can refinance and we can save money but a decision needs to be made on which option. He said the terms are no different on the one option and interest rate is lower on the second option. Tom said option 1 would be a savings of \$210,000 to \$345,000, and option 2 savings would be \$325,000 to \$522,000. Mark McRae said Zions Bank will be involved with the process.

Resolution 17-36 Robinson Waste Contract Renewal

Tom said South Weber City entered into an agreement with Robinson Waste Services for garbage collection service on September 19, 2007 with an Addendum for an additional five (5) years of service on October 16, 2012. The City desires to continue contracting with Robinson Waste for garbage collection services for an additional five-year period in which all agreement amendments in the first addendum (see RES 12-26) still apply with regards to service during emergency or catastrophic events. It is suggested that the contract between South Weber City and Robinson Waste be amended to renew the contract for an additional five-year period, with the provision that the parties shall have an option to extend or renew the Agreement for additional five (5) year periods. Tom said it does not include the service at the park and ride. He said the city pays approximately \$120,000 annually to Robinson Waste Services. He recommended renewing the contract. It was stated the dumpster has been receiving positive feedback. Council Member Sjoblom said parks in Layton and other places no longer has garbage bins in the park. They go with the philosophy of packing it in and packing it out. She said they have noticed parks are cleaner. Council Member Casas reported there are no garbage cans at the posse grounds. Mark stated the City pays the fee for ten garbage cans.

South Weber City Model Rail Road Club Train Track Extension in Canyon Meadows Park

Tom said discussion this item continues to surface every year. He is requesting the Council make a decision as to how they want the park to flow and clarify their position on the train club. Council Member Winsor said there is already an agreement in place and asked if it isn't being followed. Tom said it is hard to move forward with the club when he is getting mixed signals from the Council. Council Member Hyer said when this was discussed a year ago it was the consensus that if the club can sustain itself, so be it, but the City isn't going to fund it. Council Member Casas said the club wants to add approximately 150 ft. of track in an undeveloped park area. He said if it costs the City no money in maintenance or labor, he doesn't see the harm in extending. He said lawn, sprinklers, and landscaping has been installed by the club on ground that hasn't been utilized. Council Member Winsor said he is disappointed that the club proceeded to install track without city approval. He isn't comfortable proceeding with any development of the train track until a master plan is completed for the park. Council Member Hyer is concerned about the track going through the future splash pad area. Tom explained the agreement of 2009. He said the Council received a copy of the redline agreement. He said there are a lot of issues and concerns with liability. Council Member Taylor is concerned because they are laying track today. Tom said they are operating under the current agreement which is very poor. There is also the concern that what happens with the next generation and who will be willing to take this on. Council Member Sjoblom said the first agreement has been signed but the agreement with amendments from last year was never signed. She has met with John Grubb and he said if the track needs to be removed, it is not difficult to remove. She feels it may be an improvement to that area. Council Member Hyer said the club has maintained and sprayed for weeds. He is concerned about the club receiving approval to lay track before it is ever completed.

Posse Grounds Location Decision

The posse grounds committee had made a decision to leave the posse grounds where it is currently located.

1250 East and Lester Drive Street Light Installation

Council Member Casas stated he thought it was clear that there needs to be a street light located and 1250 East and Lester Drive and the middle of 1250 East. Council Member Hyer said the intersection on 1250 East and Lester Drive is well lit. Council Member Casas stated the lights are not on all night long. Tom discussed the location of 1250 East and Lester Drive on the Poll property corner. Council Member Casas said there are funds available in the contingency fund of over \$50,000 for the 1250 East road project. It was stated the light needs to illuminate the crosswalk.

Adjourned at 5:49 p.m.

APPROVED: _____ **Date**
Mayor Pro Tem: Scott Casas

Transcriber: Michelle Clark

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