

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 28 February 2017

TIME COMMENCED: 6:04 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: Dana Shuler, Mark Larsen, Brandon Jones, Susie Becker, Rose & Trace Kenny, LaRae Harper, Cheryl Bambrough, Scott Loerquist, Daren Gardner, Raelene Miller, Curtis & Delene Hyde, Lindsey Stark, Tim Grubb, and Mark Dayton.

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

PLEDGE OF ALLEGIANCE: Council Member Winsor

PRAYER: Council Member Taylor

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 February 7, 2017 Meeting Minutes
- Approval of June 2016 Budget to Actual
- Approval of January 2017 Budget to Actual
- RES 17-06 Amendment #1 to Interlocal Cooperation Agreement for Animal Control Services with Davis County
- RES 17-07 Adopting the Davis County Natural Hazard Pre-Disaster Mitigation Plan
- RES 17-09 Planning Commission Appointment

Council Member Sjoblom moved to approve the consent agenda. 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.

ACTION ITEMS:

Council Member Sjoblom moved to open the public hearing for Ordinance 17-03. 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.

----- PUBLIC HEARING -----

Public Hearing: ORDINANCE 17-03 Adopting an Impact Fee Facilities Plan and Impact Fee Analysis, Including the Weber Basin Water Conservancy District’s Water Impact Fee for Culinary Water: Dana Shuler, of Jones & Associates, gave a brief overview of the Impact Fee Facilities Plan (IFFP). She said it includes: growth projections, service areas, level of service, excess capacity, and future development needs. She said they extract the growth projections for the next ten years. She the population and ERC projections are to 2025. She said the service area includes Cottonwood Drive that is not interconnected with the rest of the system. She then explained the level of service that includes the flowrate and volume. She said the storage facilities volume in 400 gallons/ERC. She said in looking at the excess capacity, the existing residents are using all the sources. She said Reservoir #4 cost is \$2.15 million and is all excess capacity. The existing storage will hold 6,250 ERCs. She then explained the distribution of excess capacity methodology. She said it is impossible to predict exactly where growth will happen over the next 10 years. She said besides infill, development is occurring adjacent to I-84 and near 475 East. She said total project cost is \$820,000. She reviewed the map that identifies the projects.

Susie Becker, from Zions Bank, said the IFFP and IFA are required by law. She reviewed the Impact Fee Analysis (IFA). She said the IFA shows the growth in ERCs. She discussed excess capacity and new development. She said the City has storage of 1.4 MG excess capacity (more than 721 ERCs). She then discussed the impact fee calculation and said the total maximum amount to be collected (before credits for outstanding bond) is \$6,228.05. The calculation is per ERC. Susie reviewed the credits for outstanding bond. She said for 2017 the maximum fee collected per ERC is \$5,538.22 for residential.

Mayor Long asked if there was any public comment. There was none.

Council Member Winsor moved to close the public hearing for Ordinance 17-03. 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.

----- PUBLIC HEARING CLOSED -----

Council Member Hyer said he is grateful that existing residents don’t have to pay the higher rate. He is happy to move forward with this. He would like to make sure these studies take place every five years.

Council Member Hyer moved to approve Ordinance 17-03 Adopting an Impact Fee Facilities Plan and Impact Fee Analysis, Including the Weber Basin Water Conservancy District's Water Impact Fee for Culinary Water. Council Member Winsor seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, Sjoblom, and Winsor voted yes. The motion carried.

6650 S. Dead-End: Tom said the Planning Commission and City Council have discussed how to address the traffic on 6650 South. He said the recommendation has been to dead end 6650 South. When Silver Oak Lane is developed the dead end will be installed. This is a temporary dead end only. The general plan does display the need to make improvements to 6650 South. Tom explained the signage, installation of red posts, and easement with Roger Miller. Council Member Hyer thanked the Miller family for being so amiable.

Council Member Taylor moved to approve the dead ending of 6650 South as the Planning Commission has recommended and stated the fact that it is strictly a temporary improvement. 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.

ORDINANCE 17-01 Adopting SWC Code Title 1, Administration

Council Member Winsor moved to approve ORDINANCE 17-01 Adopting SWC Code Title 1, Administration with the amendment to 1.02.020 A.2.G to read "execute all deeds on behalf of the City; and". 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.

Central Park Playground Equipment

Council Member Taylor moved to Central Parke playground equipment. 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.

RES 17-08 Amendment to Personnel Policy; Background Checks: Council Member Winsor is not comfortable with a random background check for all employees whether they are part-time, seasonal, etc. Council Member Casas agreed. Council Member Winsor suggested taking out the language "random" and replace it with "with cause". Council Member Hyer discussed those employees who are using large sums of money and the need to conduct a financial background check.

Council Member Winsor moved to approve RESOLUTION 17-08 Amendment to Personnel Policy; Background Checks with the amendment to 3.020 Recruitment section to remove the language "random" and replace it with "with cause", as well as, amend the financial background checks for executive employees by striking out "other random times" and adding "at no more than five year increments". 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.

DISCUSSION ITEMS:

ORDINANCE 17-02 Amending South Weber City Code Subsections 1.06.020B; 1.06.090E; & 7.01.020A: Tom said the City code is grossly need of an update. He reviewed 1.06.090 E. Tom reviewed 7.01.020A concerning the time frame for snow removal on sidewalks.

Council Member Hyer moved to amend the agenda to include Ordinance 17-02 and Resolution 17-10 as action items. Council Member Sjoblom seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, Sjoblom, and Winsor voted yes. The motion carried.

Council Member Taylor moved to approve Ordinance 17-02. Council Member Winsor seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, Sjoblom, and Winsor voted yes. The motion carried.

RESOLUTION 17-10 Amending Consolidated Fee Schedule: Chapter 7: Civic Center

Council Member Winsor moved to approve Resolution 17-10. 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.

2017 Meeting Schedule: Council Member Sjoblom requested allowing action items for the work meeting since it is an open meeting to the public. Council Member Taylor agreed. Council Member Winsor questioned the need for three meetings a month. Mayor Long questioned the City code requirement for meetings.

Council Member Sjoblom moved to amend the agenda to include 2017 meeting schedule as an action item. 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.

Council Member Sjoblom moved to approve the 2017 meeting schedule with the amendment of the third Tuesday being a regular meeting with action items. Council Member Winsor seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, Sjoblom, and Winsor voted yes. The motion carried.

COUNCIL ITEMS:

Council Member Winsor: He is working on putting together a financial committee meeting. He said Public Works has done an amazing job with snow removal.

Council Member Casas: He reported that there is an abandoned trailer that has been at the park and ride for seven months. Tom said the Public Works Department did look at that but it was

buried in the snow. He said they now have access to it and will work on dismantling it. He said 1250 East a stop sign is missing as well as dead end signs needing to be replaced. He is asking the Councils support to have those signs replaced. The Council agreed to have those signs replaced.

Council Member Sjoblom: She stated the City sign is moving forward on the Maverik property. Nate Reeve, resident, is donating his engineering services.

Council Member Taylor: He has been working with the code enforcement officer. The Davis County Sheriff’s Department has been patrolling the Peachwood area. He thanked the Public Works Department for snow removal.

MAYOR’S ITEMS: She reported the South Davis Sewer District is working with Wasatch Integrated concerning an anaerobic digester.

CITY RECORDER ITEMS: It was stated there will be no prayer or pledge on the third Tuesday of the month.

CITY MANAGER ITEMS: Tom said he discussed the lack of police presence with the Davis County Sheriff’s Department. He said they discussed policing certain areas as well as certain times of the day. He said as the City grows, the Council will need to look at what options are out there for police coverage. He discussed the safety concerns with Cottonwood Drive. He said this item has been discussed with Mayor Flitton of Uintah. Council Member Casas suggested looking at parking for the trailhead to the improvement of the road. Tom discussed his concerns with how to fund it. He will contact Jones & Associates to get an idea of how much it will cost.

PUBLIC COMMENTS:

Mark Dayton, 7420 S. 1025 E., said he has a concern with Lester Drive. He has had two different people interested in purchasing his property. He has told them a road will be extended through his property. He would like to know if the City is going to extend Lester Drive or not.

ADJOURNED: Council Member Taylor moved to adjourn the meeting at 7:38 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: 28 February 2017

TIME COMMENCED: 5:00 p.m.

PRESENT: MAYOR:

Tammy Long

COUNCILMEMBERS:

Scott Casas
Kent Hyer
Jo Sjoblom
Merv Taylor
Wayne Winsor

CITY MANAGER:

Tom Smith

CITY RECORDER:

Elyse Greiner

Transcriber: Minutes transcribed by Michelle Clark

VISITORS: Susie Becker, Mark McRae, Dana Shuler, Brandon Jones, and Taylor Walton.

CONSENT AGENDA:

- **Approval of February 7, 2017 Meeting Minutes**
- **Approval of June 2016 Budget to Actual**
- **Approval of January 2017 Budget to Actual**
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- **RES 17-07 Adopting the Davis County Natural Hazard Pre-Disaster Mitigation Plan**
- **RES 17-09 Planning Commission Appointment**

Mayor Long asked if there were any concerns with the minutes. Mayor Long would like added to the 7 February 2017 that the Oath of Office means you are swearing to uphold the laws of the United States. Council Member Casas asked about the Recreation full-time employee budget. Mark McRae explained. No comments on Resolution 17-06. No comments on Resolution 17-07. Council Member Hyer asked about how the Planning Commission position was filled. Mayor Long said that she, Elyse Greiner, and Wes Johnson conducted the interviews. Council Member Sjoblom said Tim Grubb will do a great job.

ACTION ITEMS:

Public Hearing: ORDINANCE 17-03 Adopting an Impact Fee Facilities Plan and Impact Fee Analysis, Including the Weber Basin Water Conservancy District's Water Impact Fee for Culinary Water: Dana Shuler, of Jones & Associates, explained the IFFP. She said they looked at growth projections for the next ten years, level of service, excess capacity for storage and distribution. Council Member Casas said the City has approved 100 to 200 building lots and he is concerned about the capacity. Brandon Jones, City Engineer, said those lots are building their own capacity as they come. He said this will take effect 90 days after approval. Dana said they also looked at future development needs. Susie Becker, of Zions Bank, explained the IFA. She said most of

the fee is coming from buying into the excess capacity and little bit in the water distribution system. Susie explained the 2010 water revenue bond and how it relates to the cost of ERC's. Council Member Hyer is concerned because given the statistics, the City is in worse shape than before. Mark McRae agreed. Brandon said with the Weber Basin portion, the new development is paying for the initial source. Tom discussed the need to have an IFFP and IFA every five years.

6650 S. Dead-End: Tom said he and Brandon met with Roger Miller concerning an easement on his property. He said the turnaround will be concrete. The signage will include red posts and signs identifying the dead-end street. Brandon said the City is buying an easement from the Millers. Tom said the Millers have been good to work with. He estimated the cost to be approximately \$22,000.

ORDINANCE 17-01 Adopting SWC Code Title 1, Administration: Mayor Long asked if anyone has any comments. Tom said Mayor Long requested adding the provision for the Mayor to sign contracts as well as defining some of the language. Council Member Hyer said this is a means of expediency. He thinks everyone is in agreement with that. He said Tom is here every single day and has empowerment of the City. He doesn't agree with how Ordinance 17-01 is currently written. He said he doesn't care what is done in other cities. Council Member Casas feels that by having the Mayor look at the contracts, it creates a check and balance. Council Member Taylor said he thought it was agreed in the work meeting that Tom would sign the contracts. He said what has changed since the work meeting. Council Member Sjoblom brought up what happened with the park and ride and feels it was a mistake that they have learned from. Council Member Winsor discussed Doug Ahlstrom's concerns. He said the vote will need to be unanimous. He suggested the amendment to 1.02.020 A.2.G read "execute all deeds on behalf of the City; and."

Central Park Playground Equipment: Council Member Sjoblom said the Council needs to vote on the design of the Central Park playground equipment. She said the area around the swing set will be enlarged. She said Mark Larsen brought up the concerns about getting the scouts involved. Tom said his concern comes because of the track record with scout projects. Council Member Sjoblom said Mark was also concerned with ADA compliant. Tom said it doesn't have to be ADA compliant. Council Member Sjoblom said it needs to be 14" deep, install rocks, and then the bark.

RES 17-08 Amendment to Personnel Policy; Background Checks: No discussion on this item

DISCUSSION ITEMS:

ORDINANCE 17-02 Amending South Weber City Code Subsections 1.06.020B; 1.06.090E; & 7.01.020A No discussion on this item

RESOLUTION 17-10 Amending Consolidated Fee Schedule: Chapter 7: Civic Center 2017 Meeting Schedule No discussion on this item

Adjourned at 6:00 p.m.

APPROVED: _____ Date

Mayor: Tammy Long

Transcriber: Michelle Clark

Attest: _____
City Recorder: Elyse Greiner