

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 22 May 2018

TIME COMMENCED: 6:04 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT

PRESENT: MAYOR:

Jo Sjoblom

COUNCILMEMBERS:

Blair Halverson

Kent Hyer

Angie Petty

Merv Taylor (excused)

Wayne Winsor

CITY ENGINEER:

Brandon Jones

CITY RECORDER:

Mark McRae

CITY MANAGER:

Dave Larson

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Chris Tremea, Derek Tolman, McKay Winkel,

Mayor Sjoblom called the meeting to order and welcomed those in attendance including the new City Manager, Dave Larson.

PLEDGE OF ALLEGIANCE: Council Member Petty

PRAYER: Council Member Winsor

CONFLICT OF INTEREST: None

CONSENT AGENDA:

- **Approval of May 1, 2018 Minutes**
- **Approval of May 8, 2018 Minutes**

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

PUBLIC COMMENTS: Mayor Sjoblom said anyone who would like to participate in public comment may come to the pulpit, state name and address, and keep comments to three minutes.

Fire Department Quarterly Report: Chief Derek Tolman presented the quarterly fire report. He presented a picture of the Type 6 Brush Truck. He publicly thanked all those who donated time and effort into this project. He also introduced pictures of the new engine. He reported they have completed over a half dozen controlled burns throughout the city. He said the department received Advanced EMT Certified from the state. He said wild fire season is underway. He said the ambulance is at the station. He said budget pending they will have 24/7 staffing. He said they are in the process of hiring more people. Chief Tolman explained the response area for region 1 and region 2 and said they don't respond to anything south of Salt Lake County. He said when the fire fighters are called out, it allows for large fire training and income for the department. He said the city currently has 22 fire fighters and he would like to increase that to 28 fire fighters. All but five fire fighters are career fire fighters.

RESOLUTION 18-27: Adoption of Water Rates

Mayor Sjoblom stated the State Division of Water Resources requires each city to have a water conservation plan with an accelerated tiered rate structure. South Weber's plan goal is 53 gallons per capita per day and is currently at 58 gallons per capita per day. She said the water utility rate analysis shows the current water system and infrastructure need upgrading to state standards and the current rates will place the city in negative cash balance by 2025. Based on that study, the Municipal Utilities Committee and city staff evaluated multiple water rate structure options, ultimately recommending the rate option titled "Proactive Scenario 2." She said information has been posted on the city web-site and a public hearing was held during last Tuesday's Council Meeting and tonight's item is to officially adopt the proposed "Proactive Scenario 2" rate structure.

The new rates are as follows:

Gallon Allotment	Residential Using Secondary Water for Outdoor Needs	Residential with Secondary Water Available	Residential w/o Secondary Water Available	Multi-Family Residential	Non- Residential
Base Rate					
0	\$ 38.43	\$ 38.43	\$ 38.43	\$ 29.20	\$ 38.43
Usage Charges					
1-2,000	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00
2,001-4,000	\$ 2.20	\$ 2.20	\$ 2.20	\$ 2.20	\$ 2.20
4,001-6,000	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50
6,001-8,000	\$ 3.00	\$ 3.00	\$ 3.00	\$ 3.00	\$ 3.00
8,001-10,000	\$ 3.50	\$ 3.50	\$ 3.50	\$ 3.50	\$ 3.50
10,000+	\$ 4.00		\$ 3.50	\$ 4.00	
10,001-15,000		\$ 6.00			
15,001-31,000		\$ 6.30			
31,001+		\$ 6.60			
10,001-30,000					\$ 3.75
30,001-60,000					\$ 4.00
60,000+					\$ 4.25
* Per Residential Unit					

Council Member Winsor moved to approve RESOLUTION 18-27: Adoption of Water Rates. Council Member Hyer seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, and Winsor voted yes. The motion carried.

RESOLUTION 18-28: Adoption of Tentative Budget for 2018-2019 and set Public Hearing Date for June 12, 2018: Mayor Sjoblom stated as per state law, the City is required to prepare and file a tentative budget for the upcoming fiscal year prior to our final City Council Meeting in May. City Staff, along with the Finance and Administrative Committee, have spent the last 6 months working through the Budget Process and have developed the Tentative Budget to be ready for adoption.

The City Council held a Public Hearing on the Tentative Budget last week during Council Meeting and tonight will formally adopt the Tentative Budget and set a Public Hearing Date for June 12, 2018 prior to adoption of the Final Budget for Fiscal Year 2018-19.

Council Member Winsor complimented the city staff in the preparation of the tentative budget. He would also recommend all citizens read the eight page letter to the council concerning the budget.

Council Member Hyer moved to approve RESOLUTION 18-28: Adoption of Tentative Budget for 2018-2019 and set Public Hearing Date for June 12, 2018. Council Member Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, and Winsor voted yes. The motion carried.

Discussion on proposed development on South Weber Drive – Chris Clifford: Chris Clifford, 2715 Swason Way Holladay, Utah, said he has discussed with city staff the Poll property located on South Weber Drive. He said in those discussions they discussed the infrastructure. He said the property is identified on the master plan for commercial use. He has developed many types of projects and he understands the need for revenue for the city. He has conducted a fair amount of market research. He has tried to fit what is a very high market demand into the commercial context of what the city wants for tax revenue. He has suggested several alternatives. He understands the council went on a field trip in early May to look at mixed use projects. Mr. Clifford said he has done several mixed use projects. He said his objective today is to propose to the council a concept that he would like them to consider. He discussed a combination of retail in the front of the property combined with high end attractive residential. He said above the ground floor retail there would be a loft. These would be ownership apartments. He said there would also be 32 townhomes. He said their rental properties tend to be on the high end. He said Highway 89 and Highway 84 are slated to be a crossroads area. He said by combining all these components the city will get commercial retail with high density to help provide rooftops to support the revenue sources. He said they have a small grocer interested in this component. He said they are trying to be sensitive to what the city wants. He said in this area they have identified a space for a possible city office, park, etc. He feels the components reflect the vision for this city and sees this development as South Weber's gateway.

Council Member Winsor stated there are two major opportunities that revolve around transportation which would need to be addressed as well as the east end of the city. He said the impact of the sewer would need to be addressed and understood.

Council Member Halverson said it is an interesting proposal and feels the utilities may be the biggest hurdle. Council Member Hyer feels the city needs this to be as much as commercial as possible. He said the city has very limited commercial space and needs to maximize that.

Council Member Petty stated she is not against mixed use for this property. Council Member Winsor feels Mr. Clifford is in the ball park in regards to his concept. Council Member Halverson agreed.

Chief Tolman asked if the apartments are garden style. Mr. Clifford said yes. Chief Tolman said the height of a five story building is too high for the Fire Department. Mr. Clifford said he is willing to work with the Fire Department and stated the buildings will be sprinkled. Mayor Sjoblom thanked Chris for his attendance.

Farrell Poll asked if there will be elevators and underground parking. Chris said they are looking at that. Farrell discussed the history of the Clifford property (located further to the west of the Poll property) when he was on the council years ago. He feels Mr. Clifford has a good thing going with the mixed use. He also feels there is a need in South Weber for seniors who want to stay in South Weber. He feels this development will help create a vision for the city. He hopes the council doesn't look at this as a cash cow. He said when his dad allowed the city to put the main line through his farm, he wasn't compensated. He doesn't feel a developer should have to pay for the lion's share of infrastructure. He would like to be treated fairly.

RESOLUTION 18-29: Declaration of Surplus Property – Toyota Camry & Trailer

Mayor Sjoblom stated the two items of City property – a Toyota Camry & Trailer are being unused or minimally used. The Toyota Camry had mainly been used by the previous City Manager and other staff use is minimal enough that paying mileage reimbursement in such rare cases while not needing to pay for ongoing maintenance of a little-used vehicle brings us to the decision of declaring the car surplus.

Mayor Sjoblom stated the Trailer is 20 feet long and hasn't been used by the Parks department in approximately two years. Disposing of this size trailer would provide the ability to obtain a smaller trailer that would better fit the Parks needs and be used more frequently.

Council Member Winsor said if there is a city employee interested in the purchase of one of these items, he questioned if it should come back to the council. It was decided the City Manager will use his discretion.

Council Member Hyer moved to approve RESOLUTION 18-29: Declaration of Surplus Property – Toyota Camry & Trailer. Council Member Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, and Winsor voted yes. The motion carried.

ORDINANCE 18-3: Amendment to City Code Regarding Recreational Vehicles

(10.01.100/10.7F.1/10.7F.2): Mayor Sjoblom stated Mr. McKay Winkel presented the idea of

establishing an RV Park on Cottonwood Drive to the City Council on March 13, 2018. There was a general agreement that an RV Park in that area was a good use of the property and that staff and Planning Commission should look to see what would need to happen in order to make that possible. The proposed ordinance is a response to that request. The proposed ordinance changes reflect the joint work of the City Planner, Developer, and Planning Commission in drafting changes that would provide for RV Parks as defined.

Mayor Sjoblom stated ordinance amendments define recreational vehicle occupancy, recreational vehicle, adjust setback distance and maximum density, and outline the conditions that must be met to allow recreational vehicle parks in approved zones.

Council Member Petty questioned the amendment to the setbacks concerning striking out 40 ft. to 3 ft. McKay said it gives the council discretion. He discussed the location of the property being close to Highway 84.

Council Member Winsor questioned the 180 days stay. Mr. Winkel stated they are targeting Snow Basin employees and seasonal employees. He also explained the existing code being 180 days. Dave Larson said the Planning Commission feels the 180 days is okay. Mayor Sjoblom asked if there will be a manager located on site. Mr. Winkel discussed the possibility of a double wide mobile home for a manager to live on site. He said Barry Burton did discuss no mobile homes, so we may need to look at that. Council Member Petty is concerned about any crime. Mr. Winkel stated in their other RV Parks they run a background check. He said they don't want any crime type activities going on. He then discussed the 25% cabins allowed.

Mayor Sjoblom asked about the possibility of a manager on site 24/7. Mr. Winkel feels having someone there does help with the crime and keeping the park clean. He said it may be possible to have two employees taking shifts. Chris Trenea said the Fire Department is concerned about fire hydrants. Mr. Winkel discussed a concrete structure for showers. He said the main office would be located by a fire hydrant. Chief Tolman said the property owner will need to meet the fire code.

Council Member Halverson moved to approve ORDINANCE 18-3: Amendment to City Code Regarding Recreational Vehicles (10.01.100/10.7F.1/10.7F.2). Council Member Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, and Winsor voted yes. The motion carried.

REPORTS:

Council Member Halverson: He and Council Member Winsor met with the Environmental Committee on Thursday to discuss testing requirements and options regarding the Hill Air Force Base pollution. He said the Parks and Recreation Committee met with the South Weber Train Club. They will coming before the council to receive approval to complete the small loop to turn around the train. He said they will also complete the loading pavilion. He said they will need to go through the building permit process for the pavilion. They will bring a schematic to the council. He suggested letting the public know that the City is not financially supporting the train club. He discussed the possibility of a restroom for the Old Maple Farms retention pond.

Council Member Hyer: He stated at Memorial Park the flag rope needs to be repaired.

Council Member Winsor: He said he will be out of town for the next three weeks.

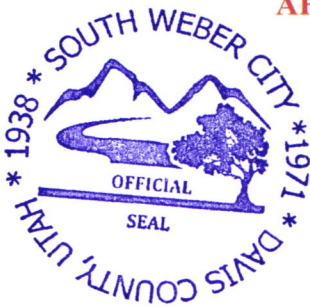
Mayor Sjoblom: She stated the design for the digital sign has been adjusted and construction will begin tomorrow. She has been in contact with senators concerning the lengthening of the bridge over Highway 89. She said the parks and recreation survey has been completed. Trails are the highest priority on the list.

Mark McRae, City Recorder/Finance Director: He said each year Weber Basin provides a tour. It will be June 6th at 7:30 a.m. to 4:00 p.m. He said several staff members will be touring the facilities from the head waters all the way down to where they supply the water to South Weber. He said if anyone is interested please contact Mark or Dave Larson by this Friday.

Dave Larson, City Manager: The preconstruction meeting has been held for 6650 South.

Council Member Hyer moved to go into a CLOSED EXECUTIVE SESSION - UTAH CODE 52-4-205(1)(d): for the purpose of strategy sessions to discuss the purchase, exchange, or lease of real property. Council Member Petty seconded the motion. Council Members Halverson, Hyer, Petty, and Winsor voted yes. The motion carried.

ADJOURNED: Council Member Hyer moved to adjourn the council meeting at 8:21 p.m. Council Member Petty seconded the motion. Council Members Halverson, Hyer, Petty, and Winsor voted yes. The motion carried.



APPROVED:

Kent Hyer Date 12 Jun 18
Mayor: ~~Jo Sjoblom~~ Kent Hyer
Pro Tempore

Michelle Clark
Transcriber: **Michelle Clark**

Attest:

Mark McRae
City Recorder: **Mark McRae**