

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 7 February 2017

TIME COMMENCED: 5:02 p.m.

PRESENT: MAYOR:

Tammy Long

COUNCILMEMBERS:

Scott Casas
Kent Hyer (arrived at 5:05 p.m.)
Merv Taylor
Jo Sjoblom

CITY RECORDER:

Elyse Greiner

CITY MANAGER:

Tom Smith

CITY ATTORNEY:

Doug Ahlstrom

CITY ENGINEER:

Brandon Jones

Transcriber: Minutes transcribed by Michelle Clark

VISITORS: Debi Pitts, Wayne & Lisa Winsor, Tim Grubb, Jan Ukena, Jacob Smith, Wes Johnson, Louise Cash, Keith Christensen, Dustin Petty, Angie Petty, Sally Petty, Bill Petty, Diana Hyer, Mark Larsen, Paula Kenny, Raelene & Roger Miller, LaRae Harper, Scott Loderquist, Rob Osborne, Dean Christensen, Cole Fessler, and Stuart Fessler.

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

PLEDGE OF ALLEGIANCE: Council Member Casas

PRAYER: Council Member Sjoblom

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

CONFLICT OF INTEREST: None

CONSENT AGENDA:

- Approval of January 24, 2017 Meeting Minutes
- Approval of January 24, 2017 Work Meeting Minutes
- Approval of December 2016 Budget to Actual
- Approval of January 2017 Check Register

- **Approve Zions Bank Public Finance Inc. and Jones & Associates to prepare or amend Impact Fee Facilities Plans and Impact Fee Written Analysis for culinary water, sewer, storm water, streets, parks and trails, fire, and public safety**

Council Member Hyer arrived at 5:05 p.m.

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, and Sjoblom voted yes. The motion carried.

ACTION ITEMS:

The Mayor discussed the oath of office which includes upholding the Constitution of the United States and the State of Utah.

Interview City Council Vacancy Applicants: Keith Christensen, Tim Grubb, Dustin Petty, Jacob Smith, Jan Ukena, and Wayne Winsor. Elyse explained the interviewing process and stated the following:

- 1) The Council will interview each candidate one by one in alphabetical order. The Council may ask any questions of them, they don't have to be uniform for each candidate.
- 2) A paper vote will be taken by the Council for their top three candidates. The votes will be weighted to help eliminate duplication possibilities. The first choice gets 3 points, the second choice gets 2 points, and the third choice gets 1 point.
- 3) The top candidate's names will be read out loud. The Council will then take another vote selecting their top candidate. If there is a tie, then the Mayor will make the deciding vote.
- 4) Once a candidate has been selected, the Council will make a motion to appoint them to the Council through Resolution 17-05.

Keith Christensen, 1411 E. 7425 S., approached the Council. Council Member Sjoblom stated she has been impressed with the service Keith has done for the City. She asked him what the best thing is about South Weber. Keith said they moved here twenty years ago. He feels your voice really counts and you can make a difference. Keith is concerned about the aging infrastructure, growth, and rebuilding the name of the City. He said with the new Maverik, people are taking the South Weber exit. He isn't sure what incentives have been taken to get commercial. He feels there needs to be a balance with commercial. He has been informed of certain decisions made by the Council as he has followed them off and on. He feels there have been personal agendas that have been impeding decisions. He feels whatever happens tonight will be a game changer. Council Member Taylor asked how the infrastructure be improved. Keith said we have to figure out a way to do things systematically. Council Member Hyer asked him why he would like to serve on the City Council. Keith said he would like to make a difference and feels the City dynamic needs to be changed.

Tim Grubb, 6926 S. 475 E., approached the City Council. Council Member Casas said Tim has a lot of experience with serving on the City Council and Planning Commission in the past and asked him why he would like to serve on the City Council. Tim said he feels he has the ability to reach out to others. He has family and friends in the City. Council Member Sjoblom asked Tim how he can help improve the management of the budget. Tim said he isn't an expert but feels he

is good at redlining. He does have experience with budgets. Council Member Sjoblom asked Tim about his possible conflict of interest with the train station. He said he wouldn't have any problem making the right decision for the City. He also has a pretty good way of making his father understand the goals of the City. Council Member Hyer asked Tim about his service in the past for the City and what he is extremely proud of. Tim said he is proud of what he did for the Family Activity Center. He said his family did donate acreage for the Canyon Meadows Park. Tim said the City needs commercial development. He feels transportation has always been a concern to him. He lives on the west end and there is a lot of growth potential in that area. Council Member Taylor asked him what he sees the most important issue is for the City. Tim said money. He said Maverik and the gravel pits don't bring in enough money for everything. Tim discussed the master plan and said the City needs a frontage road along Old Post Road. Tim thanked the Council and those who are running.

Dustin Petty, 7692 Cornia Drive, approached the City Council. Council Member Sjoblom asked him what the best thing is about living in South Weber. Dusty said the people and location. He feels infrastructure needs to be addressed in the right order. He feels the master plan needs to be well defined and something that is adhered to. He recognizes the budget needs to work for the City. Concerning commercial development, he feels it should be thought out and not slow approach. He stated he is not opposed to a property tax increase. He is concerned about keeping the long-term value of the City. Council Member Casas asked if a developer was interested in selling their property, would he be willing to develop. Dusty said not necessarily but it would need to be the right circumstances. Council Member Taylor asked him about commercial development. Dusty said he is hesitant in commercial development. Council Member Hyer asked Dusty about his employment skills that would be a benefit to South Weber City. He said he has worked as a dispatcher and has experience with dealing with people under stressful situations. He stated he is a third generation of this City and has a great love for the City. He grew up with family all around him. He thinks South Weber values family. He would like to keep South Weber a safe place to be for the children in our City. Council Member Sjoblom asked him about his work experience at Maverik. Dusty feels the City is lucky to have such a nice store.

Jacob Smith, 1788 Kay Lane, approached the City Council. Council Member Sjoblom asked Jacob about his law practice and he will handle the time commitment of the Council. He works usually 8 to 5. He said his schedule can be changed. He has been involved with small cities and he likes the small city feel of South Weber and that is why he is here. Council Member Casas asked if he has attended any Council meetings. He said he hasn't attended any meetings but does read the minutes. He would like to help in reaching out to citizens through social media. He said this would help with transparency. Council Member Taylor asked him how long he has lived in South Weber. Jacob said he has lived in South Weber for 15 months. Council Member Taylor asked about public safety improvements. Jacob said the tone has changed for the Fire Department. He feels the Council needs to listen to help improve relations. He said it would be great to have more of a police presence, or look into working out a neighborhood watch. He feels the Public Works Department may need some community help. He would like to see citizens more involved which can help save money with the budget.

Jan Ukena, 7948 S. 2100 E., approached the City Council. Council Member Taylor asked her what the most critical issues is facing the City. She said transparency and budget. She said the only way to get commercial is to go out and talk to people. She does have a couple of ideas

concerning commercial. She doesn't feel taxes need to be raised and feels enough money can be generated. Council Member Hyer asked about South Weber's attributes. Jan said the City does have some codes that are too stringent. She feels the City needs some incentives.

Wayne Winsor, 2010 E. View Drive, approached the City Council. Council Member Hyer asked him about his concerns that are holding the Council back. Wayne said it all starts with a plan. He said infrastructure doesn't last forever but there is an enterprise fund, storm drain enterprise fund, and sewer fund. He said the City can't keep going to the general fund for infrastructure. He feels there needs to be a transportation enterprise fund. He understands the City has limited resources. Council Member Sjoblom asked Wayne how he can bring cohesiveness to the Council. Wayne discussed his experience on the Planning Commission and how everyone has to come together as a team. He feels the Council needs to come together. Council Member Hyer asked what he likes most about South Weber. Wayne loves the culture and home town pride of this City. He has been involved with Country Fair Days. He said growth is coming and we need to keep an eye out on who we are and what founded this City. Council Member Sjoblom asked Wayne about how to get more people to the Family Activity Center. Wayne said it is a hidden gem in the City, but it is limited to the number of resources. He feels social media needs to be used to promote it. He likes the extracurricular activities held at the Family Activity Center. Wayne appreciated the opportunity. He comes from a technical background that would be a great addition to the assets of the Council.

Council Member Sjoblom thanked the six applicants for their willingness to serve this community. She said any of you would be a great contribution to this Council. She said this will be a hard decision to make. Council Member Hyer thanked those applicants for their willingness to get involved and hopes they will all continue to service. Council Member Taylor and Casas thanked each person for their participation.

Round 1 Voting:

Council Member Taylor – voted for Keith Christensen, Dustin Petty, and Jan Ukena
Council Member Hyer – voted for Wayne Winsor, Keith Christensen, and Tim Grubb
Council Member Sjoblom – voted for Tim Grubb, Wayne Winsor, and Keith Christensen
Council Member Casas – voted for Tim Grubb, Wayne Winsor, and Jacob Smith

Total Points for each Candidate

Keith Christensen 6 points
Tim Grubb 7 points
Dustin Petty 2 points
Jacob Smith 1 point
Jan Ukena 1 point
Wayne Winsor 7 points

Final Vote:

Council Member Taylor – voted for Wayne Winsor
Council Member Hyer – voted for Wayne Winsor
Council Member Sjoblom – voted for Wayne Winsor
Council Member Casas – voted for Tim Grubb

RESOLUTION 17-05 Appointment of City Council Member

Council Member Hyer moved to approve Resolution 17-05 appointing Wayne Winsor to the South Weber City Council for the term of February 2017 to January 2018. Council Member Taylor seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

Elyse swore Council Member Wayne Winsor into office.

6650 S. Improvement Option(s): Tom said an open house was held concerning improvement options for 6650 South. He said after the last Council meeting, the Council discussed dead ending 6650 South and creating a hammerhead turnaround. Council Member Hyer discussed various places in the City that have issues with speeding. He said with the growth of the City, there will continue to be issues like this. He is concerned because it appears that the City will need to jump through a lot of hoops just to get a dead end with a hammerhead. Tim Grubb said this is a temporary fix and not a permanent fix because there is a master plan.

Brandon Jones, City Engineer, said the purpose of tonight's discussion is to give more direction to the Planning Commission. He then pointed out 6650 South on the City's master plan. He said with the approval of Old Maple Farms Subdivision there will be more growth but another option other than using 6650 South. Brandon reviewed the possible options for cross sections:

Option #1 -50' ROW, on-street parking, and no sidewalk. He said this would allow for on-street parking, no sidewalk (wider pavement allows for safer walking, more property to acquire for ROW, estimated costs: Construction = \$470k, ROW = \$75 K Total = \$545K.

Option #2 – 40' ROW with no on-street parking, no sidewalk (Not safe for walking), less property to acquire for ROW, estimated costs: Construction = \$445K, ROW = \$35K Total = \$480K.

Brandon estimated the cost to build a turnaround to be approximately \$10,000 to \$15,000. Mark Larsen said this is a temporary option and the road will eventually open back up as per the master plan. Council Member Taylor has talked to some residents who are in favor of a dead ending it. Brandon reviewed the improved street with a hammerhead turnaround. Homeowners affected by a turnaround include: Roger Miller, Daren Gardner, and Jaron Alberts.

Council Member Taylor moved to allow public comment from anyone who lives on 6650 South. Council Member Hyer seconded the motion. Elyse called for the vote. Council Members Casas, Hyer, Taylor, Sjoblom, and Winsor voted yes. The motion carried.

Roger Miller, 291 E. 6650 S., said he is in favor of dead ending 6650 South but he is concerned about the space that he needs to get to his backyard and suggested moving it 10' further on the north side of 6650 South. Discussion took place regarding the Halverson property located west of the Miller home.

Daren Gardner, 307 E. 6650 S., said he is in favor of dead ending and he did offer some of his property, but it is further away.

Council Member Winsor asked if everyone understands this is a temporary dead end. Mr. Miller said he is aware of that.

Council Member Hyer was excused at 7:18 p.m.

Tom said as a matter of probability, it won't be used that much. Mayor Long questioned the cross-section options and the cost to widen the street down the road.

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

Council Member Casas moved to send this to the Planning Commission with the dead ending of 6650 South and installation of a hammer head turnaround. Council Member Taylor seconded the motion. Elyse called for a roll call vote. Council Members Casas, Winsor, Taylor, and Sjoblom voted yes. The motion carried.

Brandon said he needs a recommendation concerning the cross sections because he is currently working with the Bambrough who will be developing their property. The Council agreed to have the Planning Commission look at it first.

COUNCIL ITEMS:

Council Member Winsor: He thanked the Council for their trust and confidence in him.

Council Member Casas: He asked Mark Larsen to look at the street light on 1550 East and 1250 East.

Council Member Taylor: He thanked the Public Works Department for all their hard work.

CITY MANAGER ITEMS:

Fertilizer Bid: He would like to know how the Council would like to proceed concerning the contractor who has bid out the fertilizer. Council Member Casas would like to have the bid terminated and re-bid.

Bids for Contracting Out Parks: Tom said he has sent out an email concerning the possibility of contracting out City parks. He needs to know how the Council would like to proceed. The Council agreed to keep it in house.

Central Park Playground Equipment: He said the Citizens Committee is working on getting playground equipment for Central Park. The estimate is approximately \$150,000.

Social Media: He will be asking the Council to send out information on the City web-site to help citizens get excited or take pride in with the City.

PLANNING COMMISSION:

Commissioner Rob Osborne: He said the Planning Commission has been put in a difficult situation because the Bambrough's have already made application for their development off of 6650 South as a two-way road. Tom said the City is redoing the impact fees. He said permits will not be pulled until next year and once that happens in fiscal year 2019, 6650 South can be widened by using impact fees and Class C road funds.

PUBLIC COMMENTS:

Scott Logerquist, 433 E. 6650 S., said he is affected because the widening of the street will come close to his front porch. He suggested adding more information in the City newsletter on the Family Recreation Center.

Tim Grubb, 6926 S. 475 E., said he appreciates the review of 6650 South because a lot of the residents have been asking for the City to do something about it. He said with the soccer complex there will be a big impact on this street.

ADJOURNED: Council Member Taylor moved to adjourn the meeting at 7:54 p.m. Council Member Sjoblom seconded. Elyse called for the vote. Council Members Casas, Winsor, Sjoblom, and Taylor voted yes. The motion carried.

APPROVED: _____ Date
Mayor: Tammy Long

Transcriber: Michelle Clark

Attest: _____
City Recorder: Elyse Greiner