

SOUTH WEBER CITY COUNCIL AMENDED AGENDA

PUBLIC NOTICE is hereby given that the City Council of SOUTH WEBER CITY, Utah, will meet in a regular public meeting on Tuesday, May 28, 2019 at the City Council Chambers, 1600 E. South Weber Dr., commencing at 6:00 p.m.

COUNCIL MEETING

1. **Pledge of Allegiance:** Councilwoman Petty
2. **Prayer:** Councilman Hyer
3. **Public Comment:**
 - a. Please state your name and address
 - b. Please keep public comments to 3 minutes or less per person
 - c. Please address the entire city council
 - d. City council will not respond during the public comment period
4. **Approval of Consent Agenda**
 - a. Minutes 2019-05-14
 - b. Minutes 2019-05-21
5. Presentation by Castlewood Development
6. Quarterly report by Davis County Sheriff's Office
7. **New Business**
8. **Reports:**
 - a. Mayor
 - b. Council Members
 - c. City Manager
9. **CLOSED EXECUTIVE SESSION – UTAH CODE 52-4-205(1)(d): THE COUNCIL MAY CONSIDER A MOTION TO ENTER INTO CLOSED SESSION FOR THE PURPOSE OF STRATEGY SESSIONS TO DISCUSS THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY**
10. **Adjourn**

THE UNDERSIGNED DULY APPOINTED CITY RECORDER FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED, EMAILED, OR POSTED TO: 1. CITY OFFICE BUILDING 2. FAMILY ACTIVITY CENTER 3. CITY WEBSITE www.southwebercity.com 4. UTAH PUBLIC NOTICE WEBSITE www.pmn.utah.gov 5. EACH MEMBER OF THE GOVERNING BODY 6. THOSE LISTED ON THE AGENDA

DATE: May 24, 2019


CITY RECORDER: Lisa Smith

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING SPECIAL ACCOMMODATIONS DURING THIS MEETING SHOULD NOTIFY THE CITY RECORDER, 1600 EAST SOUTH WEBER DRIVE, SOUTH WEBER, UTAH 84405 (801-479-3177) AT LEAST TWO DAYS PRIOR TO THE MEETING.

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 14 May 2019

TIME COMMENCED: 6:00 p.m.

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

PRESENT: MAYOR:

Jo Sjoblom

COUNCIL MEMBERS:

Blair Halverson
Kent Hyer (electronically)
Angie Petty
Merv Taylor
Wayne Winsor

FINANCE DIRECTOR:

Mark McRae

CITY ENGINEER:

Brandon Jones

CITY RECORDER:

Lisa Smith

CITY MANAGER:

David Larson

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Tammy Long, Trent Nelson, Derek Tolman, Chris Tremea, Sandra Layland, Louise Cooper, Stan Cook, Jeff Bench, Hilary Bench, Misti Lopez, Kelly Sparks, and Taylor West.

Mayor Sjoblom called the meeting to order and welcomed those in attendance including Officer West from the Davis County Sheriff's Department. She stated she brought cupcakes tonight in celebration of David Larson's one year anniversary as City Manager.

Approval for Councilman Hyer to Join the Meeting Electronically via Phone

Councilman Taylor moved to approve Councilman Hyer joining tonight's meeting electronically via phone. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Petty, Taylor, and Winsor voted aye. The motion carried

PLEDGE OF ALLEGIANCE: Councilman Winsor

PRAYER: Mayor Sjoblom

CONFLICT OF INTEREST: None

CONSENT AGENDA:

- **9 April 2019 City Council Meeting Minutes**
- **16 April 2019 City Council Meeting Minutes**

Councilman Taylor moved to approve the consent agenda as amended. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

PUBLIC COMMENTS: (None)

Councilman Halverson moved to open the public hearing for Ordinance 19-12. Councilman Taylor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

******* PUBLIC HEARING *******

Public Hearing for ORDINANCE 19-12 Regulations Pertaining to Short-Term or Vacation Rentals: Mayor Sjoblom stated South Weber City has been working toward the establishment of an ordinance that permits the proper operation of short-term rentals in the City while strengthening the City’s values of community, family, and safety.

A proposed ordinance was drafted and presented during a public hearing at the Planning Commission on February 21, 2019. Comments were received, reviewed, and incorporated into a revised ordinance that is presented before the City Council tonight.

Mayor Sjoblom stated we will hold a public hearing prior to the Council deciding whether to adopt or amend the proposed ordinance. The proposed ordinance, along with an executive summary, was published to the community more than 10 days ago through our social media and City website.

Tammy Long, 2178 E. Deer Run Drive, read from State code 10-3-1304 use of office for personal benefit. She said there isn’t anything in the state code that short-term or vacation rentals has to be all residential zones. She suggested the council table the ordinance and confer with the City Attorney. She recommended allowing them in Residential High-Density Zones only.

Jeff Bench, 1916 Canyon Drive, said he reviewed the policy the way it was written and was disappointed there isn’t an owner occupancy rule. He questioned who keeps track of the three strikes, and who enforces the ordinance. He believed without owner occupancy individuals will purchase homes solely for the purpose of operating short-term rentals.

Sandra Layland, 7294 S. 1950 E., said she moved to South Weber City in 2005 into a residential neighborhood with one acre lots. She said there is a home located in her neighborhood that is a short-term rental. She wanted to know who is looking out for her. She said there is no privacy with a chain link fence. She said this business has been disruptive to her neighborhood.

Councilman Taylor moved to close the public hearing for Ordinance 19-12. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

******* PUBLIC HEARING *******

Councilwoman Petty asked who served on the Short-Term Rental Committee. It was stated that Councilman Halverson, Councilman Winsor, Chris Tremea, Doug Ahlstrom, and David Larson served on the Committee. David Larson, City Manager, said it was difficult to define owner occupied as it applies to a short-term rental. Councilman Halverson said it would be difficult to enforce as well. David Larson explained that Chris Tremea, City Code Enforcer, is responsible for complaints. Councilwoman Petty asked what happens if there is a complaint after hours. David said Davis County Sheriff's Department will be contacted and they will communicate with Chris Tremea. Councilman Taylor expressed rentals should be owner occupied. Councilwoman Petty agreed. Councilman Halverson said it is difficult to clarify owner occupied. Chris Tremea said owner occupied is not enforceable. David said the Committee didn't explore limiting them to specific zones. He said short-term rentals are a business and will require a license and a conditional use permit. He said we have the ability to enforce that business license and if they don't operate and follow the rules, the conditional use permit will be pulled. Chris Tremea said he has been in touch with all the neighbors concerning a specific short-term rental. He said right now there is nothing he can do about it because there is no ordinance in place. He believed this ordinance will allow him to enforce the rules. He said giving a fire marshal ability to inspect dwellings gives more authority as well. David said we need to differentiate in our minds between the act of renting and the nuisance of occupants who are there. Councilwoman Petty appreciated that the ordinance requires off street parking. Councilman Halverson said it is difficult to look at zones because there are currently some short-term rentals in the City that don't receive complaints.

Chief Tolman said if this ordinance requires a business license, then the Fire Department can set the occupancy based on the square footage of the home along with other factors. Councilman Winsor explained the difference between living versus "staying" and having a policy that will help establish security for the people who live here. Councilman Winsor suggested adding "and occupancy requirements" to the end of paragraph G Section 10-18-10.

Councilman Winsor moved to Ordinance 19-12 Adopt City Code 10-18 Enacting Regulations Pertaining to Short-Term or Vacation Rentals with the addition of working "and occupancy requirements" to the end of paragraph G. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

Councilman Winsor directed the City Staff to allow individuals 60 days to come into compliance with this ordinance.

RESOLUTION 19-19: Approve Final Plat and Improvement Plans of La Pintana

Subdivision: An application for subdividing 0.26 acres at approximately 1880 E South Weber Drive into 1 building lot was provided by Kody Holker. Both the City Planner and the City Engineer have analyzed all forms presented and found all conditions of City Code met and relayed their findings to the Planning Commission. The South Weber City Planning Commission

held a public hearing for the above subdivision on the 29 January 2019 in which the Planning Commission reviewed all the supporting documents and gave a favorable recommendation for approval by the City Council at the same hearing.

Councilman Taylor moved to approve RESOLUTION 19-19: Approve Final Plat and Improvement Plans of La Pintana Subdivision. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

Mayor Sjoblom welcomed Sheriff Sparks from the Davis County Sheriff's Department to tonight's meeting.

RESOLUTION 19-20: Approve Inter-local Agreement for Law Enforcement Services

Mayor Sjoblom stated South Weber City contracts for law enforcement services through Davis County and the Davis County Sheriff's Office (DCSO). Our current agreement expires June 30, 2019. This contract with DCSO increases our monthly rate from \$11,247.67 (\$134,972.04 annually) to \$18,490.00 (\$221,880 annually).

Mayor Sjoblom stated in the interest of receiving the best service for a competitive price, South Weber City reached out to surrounding agencies other than DCSO to see if they would be interested in providing law enforcement services to South Weber City. In the end, we had offers from DCSO and Layton City. The Public Safety Committee reviewed both offers and originally approached Layton City, feeling like they had the preferred offer. However, DCSO responded with a lower cost than Layton City along with plans for increased service levels. The Committee reconsidered the offers and recommends staying with DCSO.

David Larson, City Manager, discussed the differences between the contracts. He said the contract provides a minimum of 10 hours a day for preventative and patrol type activities. He said 40 hours are specifically law enforcement personnel as opposed to paramedic or other services.

Councilman Taylor moved to approve RESOLUTION 19-20: Approve Inter-local Agreement for Law Enforcement Services. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

RESOLUTION 19-21: Approve Inter-local Agreement for Fire Dispatch Services: This agreement is regarding dispatching services that are provided by the Davis County Sheriff's Office for the South Weber City Fire Department. These services include all medical and fire emergency and non-emergency calls and is consistent with previous years.

Councilwoman Petty moved to RESOLUTION 19-21: Approve Inter-local Agreement for Fire Dispatch Services. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

RESOLUTION 19-22: Approve Inter-local Agreement for Community Development Block Grant: Mayor Sjoblom stated since 2010, Davis County has qualified for and administered its own Urban County Community Development Block Grant (CDBG) program funded by the U.S. Department of Housing and Urban Development (HUD). South Weber City has not participated in this program in the past few years and has not been eligible to apply for grants that benefit low and moderate-income residents of the City.

Mayor Sjoblom stated this inter-local agreement enters South Weber City into the program and opens the possibility of applying for CDBG. It does not require application or guarantee receipt of any grant funding, but simply provides “a seat at the table” and makes it possible to apply if an applicable project were identified and funding needed.

Councilman Halverson moved to approve RESOLUTION 19-22: Approve Inter-local Agreement for Community Development Block Grant. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

RESOLUTION 19-23: Approve Inter-local Cooperation Transportation Project Reimbursement Agreement: Mayor Sjoblom stated South Weber City applied to Davis County to receive a portion of the County’s Prop 1 money to help pay for South Bench Drive Phase 1. The City has been awarded \$240,000. This agreement solidifies that amount and outlines the procedures for receiving the money.

Councilman Halverson moved to approve RESOLUTION 19-23: Approve Inter-local Cooperation Transportation Project Reimbursement Agreement. Councilman Taylor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

Discussion: SWC Irrigation Main Replacement in South Bench Drive, phase 1:

Brandon Jones, City Engineer, stated concern has been raised about the South Weber Irrigation Company’s main line and services within the limits of the South Bench Drive Phase 1 Project that is currently under construction. The concern is that the type of pipe installed is not intended to be placed under a road, but more as irrigation pipe in a farmer’s field. He said we are not aware of this pipe having any problems to date, but the concern is that future problems the new road is constructed would require the road to be cut thus shortening its life and increasing maintenance costs.

The pipe was installed in 2008 and was not anticipated to be replaced for many years; however, the construction of the new road causes concern with the SWIC. Cost is the major obstacle to replacing the line now.

Here is a list of arguments that could be made relative to the situation:

From the SWIC’s perspective:

- There are currently no problems with the pipe.
- If the City was not doing the Project, there would be no cause for concern.

- The City is changing the loading on the pipe by changing the use of the road from a local road to a major collector.

From the City's perspective:

- The City should not be responsible for the decision that was made by SWIC to install pipe not correctly suited to the needed use.
- The SWIC currently has pipe located in roads (6650 South and 475 East). Even though the use of the road will increase traffic and loading, the increased loading is being accounted for in the increased pavement section. Therefore, the new road has no measureable loading impact on the existing line.
 - SWIC installed the same class of pipe in existing roads and in farmer's field. It would therefore appear that SWIC (or the design engineer of the initial project) was not concerned about the different loading scenarios between an existing road and a farmer's field.
 - The City has an obligation to the citizens to make fiscally responsible decisions that are in the best interest of the City. Maximizing the life of the roads is one of the primary responsibilities.

The following are a list of potential options, and the associated risks or considerations:

1. **Do Nothing.**

- a. Move forward with the project as is; no changes.
- b. Adopt a Moratorium on the cutting of new roads. This would still need to provide an option for emergency repairs, such as a water leak.
- c. Re-evaluate the Road Degradation Fee that is charged on all road cut permits. This is a non-refundable fee intended to compensate the City for the shortened life of the road due to the cutting of the road. The fee is based on the square footage of the cut, and is higher for new roads.

2. **Replace the line now.**

- a. 100% SWIC Cost (\$200,000 - \$250,000).
 - i. SWC could offer to be the bank for all or a portion of the cost, with some kind of reimbursement agreement.
- b. 50/50 SWIC/SWC Cost Split (\$100,000 - \$125,000 for each party). This shares the cost half and half.
- c. 70/30 SWIC/SWC Cost Split (\$175,000 SWIC / \$75,000 SWC). This correlates to SWIC responsible for 100% of the cost in 6650 South portion and the City responsible for 100% of the cost across the Cook portion.
- d. 84/16 SWIC/SWC Cost Split (\$210,000 SWIC / \$40,000 SWC). This correlates to SWIC responsible for 100% of the cost in 6650 South portion and then SWIC and SWC splitting the cost across the Cook portion 50/50.

Brandon said it is difficult to evaluate the risk associated with doing nothing, but replacing the line comes with a cost that is difficult to bear. He said the City Staff does not have a specific recommendation on this issue.

David Larson said the line is not only in phase 1 of South Bench Drive. Councilman Halverson volunteered he is President of the SWIC and will abstain from any voting but will answer any questions. Brandon said the City doesn't have any franchise agreement with SWIC. Councilman Winsor reiterated the City has an obligation to protect utilities. He said there is a risk component to this decision. He asked if a structural engineer has looked at this situation. Councilman Halverson said SWIC brought this problem to the City. He said the SWIC

engineering company is J&B Engineering. He said there hasn't been a structural determination done. He said the load has changed because of the amount of development in the area. He explained it is difficult to decide who is responsible, but the SWIC feels this should be a shared responsibility with the City.

Stan Cook, representing SWIC, felt there is enough coverage on the pipe and there shouldn't be an issue. He said the pipe is embedded in sand. Councilman Winsor said we recognize there needs to be some improvement. Brandon felt a better use of money would be to replace the line. Stan said SWIC is willing to go 50/50 on this project. Brandon said SWIC got a soft bid for the project of \$200,000. He said if the Council is considering this funding arrangement then he will put together an agreement. Councilman Winsor asked if reserve money is available in the budget. Mark McRae said we will use Class C road money and impact fees. Councilwoman Petty stated this is a large project and South Bench Drive has been somewhat controversial, but she doesn't want problems down the road because the City did nothing. Councilman Winsor expressed the City needs to do a better job with communicating with utilities when future projects arise.

Councilman Winsor suggested a 50/50 split between South Weber City and South Weber Irrigation concerning the main line replacement in South Bench Drive, phase 1 and to include an agreement for next week's meeting. Council Members Hyer, Petty, and Taylor agreed.

Budget Workshop Fiscal Year 2019-2020

Mayor Sjoblom stated the 2020 Budget revenues by fund have been prepared by Staff and reviewed by the various Council Committees. Committee changes, deletions, and additions have been included in this version of the budget. Every effort has been made to prepare a conservative budget that addresses the needs of the City and maintains current service levels. Significant revenue changes will be discussed by City Manager David Larson and Finance Director Mark McRae in tonight's workshop. David thanked those who have been involved in this process and presented a power point presentation. Highlights from the power point are as follows:

Enterprise Funds

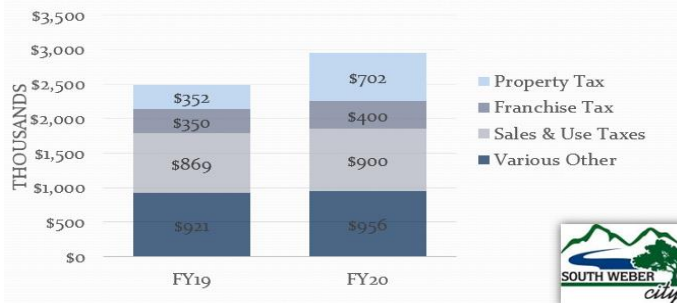
- Water (Culinary) – No Rate Change
- Sewer – No Rate Change
- Storm Drain – No Rate Change
- Sanitation – Monthly Rate Increase

Type	Current Rate	New Rate
Residential – 1 st Can	\$12.00	\$14.55
Residential – 2 nd Can	\$6.25	\$8.70
Commercial – 300 gal	\$47.65	\$58.20
Commercial – 2 nd Can	\$30.45	\$34.80
County or Non-Res.	\$14.00	\$16.55
Non-Res. 2 nd Can	\$7.00	\$10.70
Replace Damaged Can	\$60.00	\$65.00

Special Revenue Funds

- Recreation – No Rate Change
- Transportation Utility – Increase \$5/month
 - Now \$15/month
 - 3rd year of a graduated increase

General & Capital Projects Funds



David reviewed the following questions concerning a proposed property tax increase:

- Why?
 - Recent public safety service level and cost increases
 - Provide for on-going and one time needs through responsible, sustainable budgeting
- How much will this increase be for me personally?
 - \$327,466 assessed average home value in South Weber City
- When will I pay this?
 - Paid annually beginning in the Fall of 2019
- Don't my property taxes go up every year already?
 - South Weber City has not increased property taxes since incorporation in 1971
 - South Weber City receives 6.5 cents of every dollar you pay in property taxes
 - Any increase you have experienced is due to an increase from one of these other entities (Davis School District, Davis County, Central Weber Water Improvement District, County Library, County Assessing and Collecting Levy, Weber Basin Water Conservancy District, Davis County Mosquito Abatement District, and Multi County Collecting and Levy).
- Can't we cut expenses instead of raising taxes?
 - City Council attempted a 10% cut on O&M in 2017
 - Due to the budget already being lean, they only managed to cut 4.5%
 - Cut money was reinstated the next fiscal year due to its detriment to City services
- What will the additional property tax be used for?
 - The City can progress on unfinished parks and trails (Canyon Meadows ball field, etc.)
 - New streets construction (\$5.2 M need identified over next 10 years)
 - Full service fire/EMS (cut response time from 9 min to less than 4 min on critical incidents)
 - Davis County Sheriff's Office contract & service increase (\$85,000/year)

Councilman Winsor said property tax is increasing because of new growth. He advised the Council not to use the police service and fire service as scapegoats. David explained that if property tax is used for public safety, it frees up sales tax for capital projects in parks and streets. Councilwoman Petty stated we are trying so hard to plan for the future in completing capital projects. Councilman Winsor said the Council and Staff have put great effort into the budget and we now have a plan in place.

RESOLUTION 19-24: Adopt 2019-2020 Tentative Budget

Mayor Sjoblom stated per state law, the City is required to prepare and file a tentative budget for the upcoming fiscal year by the first City Council Meeting in May. City Staff, along with the various Council Committees, have spent the last 4 months working through the budget process and have developed the Tentative Budget to be ready for adoption. The City Council has discussed the expenses and revenues in the Tentative Budget during Council Meetings and tonight will be formally adopting the Tentative Budget and setting a public hearing date for June 11, 2019 prior to adoption of the Final Budget for Fiscal Year 2019-20.

Councilman Winsor moved to approve RESOLUTION 19-24: Adopt 2019-2020 Tentative Budget. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

Set Public Hearing: 2019-2020 Tentative Budget hearing on June 11, 2019

Councilman Winsor moved to set Public Hearing: 2019-2020 Tentative Budget hearing on June 11, 2019. Councilman Taylor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

NEW BUSINESS: Councilwoman Petty suggested establishing a moratorium on our streets and making that a priority.

REPORTS:

Mayor Sjoblom:

- Reported ULCT Conference went well. All council members attended along with David Larson, City Manager.
- Pointed out May is bike month. WFRC Golden Spoke is hosting an event (bicycle ride from Provo to the High Adventure Park in Ogden) and encouraged everyone to attend noting the benefits: free t-shirt, swag and exercise.
- Had a meeting with Lisa Wilson from UDOT on the possibility of putting trails in UDOT ROW on South side of I-84 and widening SR 60 to include a bike lane. She will report on the outcome after research into the matter has been done.

- Attended a landfill meeting. WIWMD anticipates that the second final cover will be placed around fall 2020, along with a temporary cap to cover this phase. They will then direct their energies further south until the area around our phase is level with that phase. They will then do the final layers, place a permanent cover, and vacate the landfill. This will be years down the road.
- Explained a sketch plan for Riverside RV Park was held. The design includes tubing on the river, pickle ball court, and trails.
- Reported HAFB is expecting to add 3200 + high level jobs in the near future.

Councilman Taylor: Stated 8100 South has been patched where there was a water leak.

Councilman Halverson: Said conditional use permits for preschools was approved at the Planning Commission. He added the Planning Commission is recommending City Staff conduct a feasibility study for South Bench Drive.

CLOSED EXECUTIVE SESSION—UTAH CODE 52-4-205(1) (D) DISCUSSION OF THE PURCHASE, EXCHANGE, OR LEASE OR REAL PROPERTY.

Councilman Winsor moved to close the public session and open a closed executive session as per Utah Code 52-4-205(1) (D) discussion of purchase, exchange, or lease of real property at 8:24 p.m. Councilman Taylor seconded the motion. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

Closed Session Commenced at 8:31 p.m.

In Attendance: Mayor Sjoblom, David Larson (City Manager), Brandon Jones (City Engineer), Lisa Smith (City Recorder), Michelle Clark (Transcriber), Council Members Halverson, Petty, Taylor, and Winsor.

Councilman Winsor moved to adjourn the closed executive meeting at 8:41 p.m. Councilman Halverson seconded the motion. Mayor Sjoblom called for a roll call vote. Council Members Petty, Taylor, Halverson, and Winsor voted aye. The motion carried.

City Council meeting reconvened at 8:42 p.m.

Councilman Winsor moved to open the public session. Councilwoman Petty seconded the motion. Council Members Halverson, Petty, Taylor, and Winsor voted aye. The motion carried.

Councilman Winsor moved to approve the agreement with Doug Stephens for the benefit of the South Bench Drive phase 1 project. Councilman Taylor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Petty, Taylor, and Winsor voted aye. The motion carried.

ADJOURNED: Councilman Winsor moved to adjourn the Council Meeting at 8:43 p.m. Councilman Taylor seconded the motion. Council Members Halverson, Petty, Taylor and Winsor voted yes. The motion carried.

APPROVED: _____ Date _____
Mayor: Jo Sjoblom

Transcriber: Michelle Clark

Attest: _____
City Recorder: Lisa Smith

DRAFT

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 21 May 2019

TIME COMMENCED: 6:00 p.m.

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

PRESENT: MAYOR:

Jo Sjoblom

COUNCIL MEMBERS:

Blair Halverson
Kent Hyer (electronically)
Angie Petty
Merv Taylor
Wayne Winsor

FINANCE DIRECTOR:

Mark McRae

CITY RECORDER:

Lisa Smith

CITY MANAGER:

David Larson

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Officers Boucher and Swenson from the Davis County Sheriff's Office

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

PLEDGE OF ALLEGIANCE: Councilman Taylor

PRAYER: Councilman Halverson

CONFLICT OF INTEREST: None

Approval for Councilman Hyer to Join the Meeting Electronically via Phone

Councilman Winsor moved to approve Councilman Hyer joining tonight's meeting electronically via phone. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Petty, Taylor, and Winsor voted aye. The motion carried

PUBLIC COMMENTS: (None)

CONSENT AGENDA:

- 2019 March Budget to Actual
- 2019 April Check Register

Councilman Winsor asked about the following funds (Recreation, Capital Projects, Storm Sewer Utility, and Transportation Utility Fund) that show a deficit. Mark McRae, Finance Director, explained that there are some big items that have been transferred. Councilman Winsor also asked if there is any revenue from ambulance service. David Larson said we have billed for every call but we haven't received any revenue yet.

Councilman Winsor moved to approve the consent agenda. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

ORDINANCE 19-13 25 Amend City Code 10-7A-3, 10-7 A-4 and 10-5A-3 Referencing Preschool Conditional Use Regulations: Mayor Sjoblom stated that Sterling Codifiers found changes made last year to approve preschools administratively were not consistent throughout zoning regulations. Doug Ahlstrom, City Attorney, reviewed their suggestions and proposed these changes to correct the issue.

It was stated a correction should be made to the Ordinance number. The number was corrected to Ordinance 19-13.

Councilman Winsor moved to approve ORDINANCE 19-13 Amend City Code 10-7A-3, 10-7 A-4 and 10-5A-3 Referencing Preschool Conditional Use Regulations. Councilman Taylor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

Approve Election Polling Location: Family Activity Center

Mayor Sjoblom stated State law requires the legislative body to approve the polling location for all elections. UCA 20A-5-403 (1) (b) "Each election officer shall obtain the approval of the county or municipal legislative body or local district governing board for those polling places." The City has contracted with Davis County to run the elections and they have assigned the Family Activity Center as the polling location for South Weber.

Councilman Hyer moved to approve the election polling location to be the Family Activity Center. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

Budget Workshop Fiscal Year 2019-2020

Mayor Sjoblom stated the 2020 Tentative Budget has been discussed and adopted. Tonight, Staff will present a plan and request Council direction on how the City can communicate details about the budget to the public prior to its final form and adoption.

David Larson, City Manager, stated South Weber wants to be proactive in sharing information about the upcoming property tax increase. To better organize the timing and methods of sharing information, City Staff has prepared the following plan:

Principles & Methods

The City intends to provide regular information regarding the property tax increase across a variety of mediums with the City website acting as a repository of information. Other methods (e.g. social media, newsletter, etc.) will redirect citizens to the website. The 3 main methods of communication will be 1) meetings (public hearings & open house), 2) social media, & 3) the City newsletter. The marquee, digital sign, utility bill inserts, etc. will be used as needed to support the primary methods of communication.

City Website

The intent is to establish a webpage within the City website specific to the property tax increase that includes the following information:

- Budget Message
- Budget Highlights
- Property Tax FAQ

We can easily include additional information on the webpage as needed.

Meeting Schedule

The City will hold two public hearings, one on the tentative budget in June and one specific to the property tax increase in early August called a Truth in Taxation Hearing. The Truth in Taxation Hearing date will be determined with input from the County. Staff is also proposing to hold an open house on July 16, replacing City Council Meeting that night, in which the public can come to the City Council Chambers and view information, get questions answered, and interact directly with the Council & Staff.

Date	Meeting Description
June 11	Public Hearing on Tentative Budget
July 16	Property Tax Open House
Early August	Truth In Taxation Hearing

Newsletter

The newsletter is distributed monthly through the utility bills, placed on the City website, and linked to on social media. The schedule below shows how the newsletter can be utilized to share information and promote the meetings each month.

Month	Information Included
June	Mayor’s Message on Property Tax & Property Tax FAQ
July	Promote Open House
August	Promote Truth in Taxation Public Hearing

Social Media

The City currently utilizes Facebook & Twitter. We have categorized certain types of posts that we think will help in communicating the property tax increase information:

Types of posts

- Friday Facts
- Did You Know?
- Have You Heard?

- Then & Now

The Friday Facts, DYK?, and HYH? Templates would be used to share information about departments, budget, infrastructure, and property tax. The Then & Now template would be used to show the changing cost of materials & services. This information would also be included on the property tax webpage.

Councilman Winsor recommended not scheduling the Truth and Taxation Hearing during the week of Country Fair Days. He felt the citizens need to know where the increase in revenue source will be applied. He would like them to know that it is more than just economics and infrastructure. Councilman Taylor agreed there needs to be more detailed information.

Councilman Winsor discussed graphing the cash flow and revenues and where they cross.

Councilman Hyer said specific projects need to be identified. He said a couple of years ago we looked at doing an increase and most of the citizens wanted to know specifically for what the revenue would be used (specific roads, tangible projects, etc.) Councilman Hyer felt this approach is critical for the City. Councilman Taylor felt the citizens need to know what projects won't get done if it isn't adopted. Councilman Winsor suggested a five-year plan outlined.

Councilman Halverson said it is not a lot of revenue in terms of the full budget, but it should build over time. He said a lot of revenue is going towards the increase in law enforcement cost with Davis County Sheriff's Department. It was suggested that citizens need to know both the annual cost and monthly cost estimates for their household. Mayor Sjoblom suggested the City website have a webpage specific to the property tax increase that includes budget message, budget highlights, and property tax FAQ. Councilman Hyer stated realistically there will be additional increases over time to match inflation. Councilman Winsor said the City has grown and that growth hasn't kept up with inflation. Mayor Sjoblom thanked David for his work and effort preparing this presentation. Councilman Winsor stated getting this information out is crucial assuring citizens can't complain that they weren't aware. Discussion took place regarding informing the media. The Council agreed a press release should be issued.

Mayor Sjoblom recognized Deputy Swenson. He then introduced himself to those in attendance. Sergeant Josh Boucher introduced himself.

NEW BUSINESS: Mayor Sjoblom stated she would like to set up a time with Ken Anderson to discuss Economic Development. Councilman Winsor would like a status report on the west side water tank as well as other projects. Councilwoman Petty would like a status report from UDOT concerning Highway 84. David said UDOT has a project page that can be linked. Councilman Winsor asked about the legality of vehicles exiting Southbound Highway 89 and flipping a U-turn on South Weber Drive during rush hour traffic.

REPORTS:

Mayor Sjoblom: She attended a meeting at Central Weber Sewer. They related that a few years back the sewer backed up in Farr West and flooded approximately 40 homes. She said with the wet spring, Central Weber Sewer is looking at increasing the capacity of their line. We need to educate citizens that sump pumps should be drained into storm drains and not sewers. She met with Lisa Wilson, from UDOT, concerning widening South Weber Drive to include a bike lane. She said they are also looking at trail right of ways.

Councilman Taylor: He thanked the Davis County Sheriff's Department for their added presence in the City.

Councilman Hyer: He would like to see a bike lane for South Weber Drive with so many individuals using it.

Councilwoman Petty: She said citizens have reported individuals camping out west of the bridge on 475 East. Sergeant Boucher said he hasn't been able to find anything in the City Code relating to individuals camping out.

Councilman Winsor: He wanted Councilman Hyer to know he misses his actual face at council meetings.

City Manager, David Larson: He said the filing dates for individuals interested in running for City Council is June 3-7th. He said they are currently working on the updates for the City website. He said the broadband/fiber survey has gone out. The current results show 93% are supportive.

Finance Director, Mark McRae: Luncheon this Thursday at noon for Judge Renstrom who has been appointed to Second District Court.

CLOSED EXECUTIVE SESSION—UTAH CODE 52-4-205(1) (D) DISCUSSION OF THE PURCHASE, EXCHANGE, OR LEASE OR REAL PROPERTY.

Councilman Halverson moved to close the public session and open a closed executive session as per Utah Code 52-4-205(1) (D) discussion of purchase, exchange, or lease of real property at 6:57 p.m. Councilman Winsor seconded the motion. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

Closed Session Commenced at 7:01 p.m.

In Attendance: Mayor Sjoblom, David Larson (City Manager), Lisa Smith (City Recorder), Michelle Clark (Transcriber), Council Members Halverson, Hyer, Petty, Taylor, and Winsor.

Councilman Winsor moved to adjourn the closed session at 7:18 p.m. Councilman Halverson seconded the motion. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

City Council meeting reconvened at 7:19 p.m.

Councilman Winsor moved to open the public session. Councilman Taylor seconded the motion. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted aye. The motion carried.

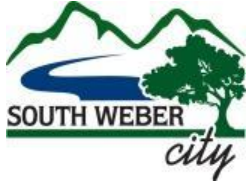
ADJOURNED: Councilman Winsor moved to adjourn the Council Meeting at 7:19 p.m. Councilman Taylor seconded the motion. Council Members Halverson, Hyer, Petty, Taylor and Winsor voted yes. The motion carried.

APPROVED: _____ Date _____
Mayor: Jo Sjoblom

Transcriber: Michelle Clark

Attest: _____
City Recorder: Lisa Smith

DRAFT



Council Meeting Date: May 28, 2019

Name: David Larson

Agenda Item: #7

Objective: Davis County Sheriff's Office Quarterly Report

Background: A representative from the Davis County Sheriff's Office (DCSO) will be here to provide an update and report for the City Council.

Summary: Davis County Sheriff's Office Quarterly Report

Committee Recommendation: NA

Planning Commission Recommendation: NA

Staff Recommendation: NA

Attachments: NA

Budget Amendment: NA