

SOUTH WEBER CITY COUNCIL AGENDA

PUBLIC NOTICE is hereby given that the City Council of SOUTH WEBER, Davis County, Utah will meet in a REGULAR public meeting **TUESDAY, 08 NOVEMBER 2011** at the City Council Chambers, 1600 E South Weber Dr, South Weber, UT commencing at **6:00 p.m.**

PUBLIC WORK MEETING:

5:30 p.m. **CITIZEN REQUEST: Heather Arnell; Discussion of City's Involvement in Utilities Abatement Program for Military Families**
REVIEW WARRANT REGISTERS & REVIEW AND DISCUSS AGENDA ITEMS

COUNCIL MEETING:

6:00 p.m. **PLEDGE OF ALLEGIANCE** – Councilmember Lusk

PRAYER - Councilmember Thomas

APPROVAL OF AGENDA

DECLARATION OF CONFLICT OF INTEREST

CONSENT AGENDA (These items are considered by the City Council to be routine and will be approved by a single motion. There will be no separate discussion on Consent Agenda items prior to the vote, unless removed from the Consent Agenda to be considered separately.)

◆ **Approval of 18 October 2011 Work & Special City Council Meeting Minutes**

◆ **Approval of 25 October 2011 City Council Meeting Minutes**

6:05 p.m. **EAGLE SCOUT PROJECT PROPOSAL – BJ Smith**

6:10 p.m. **RESOLUTION 11-31: Requirement for Revised Improvement Plans for Old Pea Vinery Subdivision, 7432 S. 1900 East, developer Frank Harris**

6:25 p.m. **WATERLINE PROJECT: Approval to Move Forward with Waterline Replacement Project at West End of South Weber Drive**

6:30 p.m. **NON SCHEDULED DELEGATION / PUBLIC COMMENT** Keep public comments to 3 minutes or less per person.
MAYOR
CITY COUNCIL ASSIGNMENT UPDATES & COMMENTS
CITY MANAGER
STAFF

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, FAXED OR POSTED TO:

CITY OFFICE BUILDING
CITY WEBSITE www.southwebercity.com
UT PUBLIC NOTICE WEBSITE www.utah.gov/pmn

EACH MEMBER OF GOVERNING BODY
THOSE LISTED ON THE AGENDA
SOUTH WEBER ELEMENTARY
SOUTH WEBER FAMILY ACTIVITY CENTER

DAVIS COUNTY CLIPPER
STANDARD-EXAMINER
SALT LAKE TRIBUNE
DESERET NEWS

DATE: November 4, 2011

CITY RECORDER: Erika J. Ahlstrom

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING SPECIAL ACCOMMODATIONS DURING THIS MEETING SHOULD NOTIFY ERIKA AHLSTROM, 1600 EAST SOUTH WEBER DRIVE, SOUTH WEBER, UTAH 84405 (801-479-3177)

Agenda times are approximate and may be move in order, sequence and time to meet the needs of the Council.



South Weber City City Council Agenda Application

1600 East South Weber Drive • South Weber, Utah 84405 • Phone: (801) 479-3177 • Fax: (801) 479-0066

City Council meetings are held the second and fourth Tuesdays of each month beginning at 6:00 p.m. This application must be submitted by 5:00 p.m. eight (8) days prior to the meeting.

NAME: HEATHER ARNELL
ADDRESS: 7462 S. 1590 E.
SOUTH WEBER, UTAH 84405
PHONE: 801.660.5465
E-MAIL: hvlapvdah8@msn.com

Date of City Council Meeting you request to be placed on: NOV 8 2011

PURPOSE/REASON TO BE ON CITY COUNCIL AGENDA:

I WOULD LIKE TO DISCUSS OUR
CITY'S INVOLVEMENT IN THE UTILITIES
ABATEMENT PROGRAM FOR MILITARY FAMILIES.

WHAT IS YOUR RECOMMENDATION?

I WOULD LIKE TO OFFER INFORMATION
AND HAVE SOUTH WEBER BE A
PART OF THIS PROGRAM.

CITY DEPARTMENT INPUT:

SIGNATURE: Heather Arnell **DATE:** 10/31/11

This application allows you to be placed on the City Council agenda for items of **discussion** only, no official action will be taken.

Report Criteria:

Invoice.Payment Due Date = {<=} 10/29/2011

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount	Period	GL Activity No
10-43-280	GENERAL FUND - ADMINISTRATIVE - Telephone								
	401042 ACCT# 8495 44 058 0141839	TELEPHONE/INTERNET @ FIRE STATION # 8495440580141		101411		10/14/2011	170.37	10/11	0
51-40-490	WATER UTILITY FUND - EXPENDITURES - Water O & M Charge								
	5645 CENTURYLINK	TELEPHONE BILLS - SCADA SYSTEM		101011		10/10/2011	210.24	10/11	0
10-34-250	GENERAL FUND - CHARGES FOR SERVICES - Bldg Rental/Park Use (Bowery)								
	13180 CLARK, LINDA	REIMBURSE CIVIC CENTER DEPOSIT		102411		10/24/2011	200.00	10/11	0
20-71-487	RECREATION FUND - RECREATION EXPENDITURES - KNIGHT'S FOOTBALL								
	13935 COLE, WYATT	FOOTBALL REFEREE		091511		09/15/2011	40.00	10/11	0
10-54-310	GENERAL FUND - PUBLIC SAFETY - Sheriff's Department								
	1750 DAVIS COUNTY GOVERNMENT	BAILIFF DUTIES		55568		10/10/2011	168.90	10/11	0
45-21350	CAPITAL PROJECTS FUND - PERFORMANCE BONDS ON DEPOSIT								
	13841 DESTINATION HOMES	COMPLETION BOND # SWC110418017		102411		10/24/2011	500.00	10/11	0
	13841 DESTINATION HOMES	COMPLETION BOND # SWC110418019		102411		10/24/2011	500.00	10/11	0
	13841 DESTINATION HOMES	OVERPAID ON SWC110526037		102411		10/24/2011	834.00	10/11	0
							1,834.00	*	
20-71-487	RECREATION FUND - RECREATION EXPENDITURES - KNIGHT'S FOOTBALL								
	13936 EDWARDS, BOB	FOOTBALL REFEREE		101511		10/15/2011	40.00	10/11	0
10-43-241	GENERAL FUND - ADMINISTRATIVE - Materials & Supplies								
	2643 FREEDOM MAILING SERVICES, I	BUSINESS LICENSE RENEWAL CARDS		19474		10/14/2011	105.23	10/11	0
20-71-487	RECREATION FUND - RECREATION EXPENDITURES - KNIGHT'S FOOTBALL								
	13279 GALBRAITH, JORDAN	FOOTBALL REFEREE		102411		10/24/2011	259.00	10/11	0
	13917 JENSEN, TAYLOR	FOOTBALL REFEREE		102411		10/24/2011	20.00	10/11	0
							20.00	*	
20-71-483	RECREATION FUND - RECREATION EXPENDITURES - Flag Football								
	13487 KING, TANNER	FLAG FOOTBALL REFEREE		102411		10/24/2011	35.00	10/11	0
20-71-482	RECREATION FUND - RECREATION EXPENDITURES - Soccer								
	13278 LYNCH, COLTON	SOCCER REFEREE		102411		10/24/2011	28.00	10/11	0
20-71-483	RECREATION FUND - RECREATION EXPENDITURES - Flag Football								
	13278 LYNCH, COLTON	FLAG FOOTBALL		102411		10/24/2011	35.00	10/11	0

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount	Period	GL Activity No
20-71-487	RECREATION FUND - RECREATION EXPENDITURES - KNIGHT'S FOOTBALL 13278 LYNCH, COLTON	FOOTBALL REFEREE		102411		10/24/2011	77.00	10/11	0
51-40-250	WATER UTILITY FUND - EXPENDITURES - Equipment Supplies & Maint. 4675 MOUNTAIN STATES SUPPLY INC	Hand crimp tool		BD930967		09/28/2011	138.24	10/11	0
20-34-750	RECREATION FUND - RECREATION REVENUE - RECREATION FEES 13933 MULLIGAN TIFFANY	REFUND FOR SOCCER		101811		10/18/2011	35.00	10/11	0
10-43-240	GENERAL FUND - ADMINISTRATIVE - Office Supplies & Expense 5010 OFFICE DEPOT	OFFICE SUPPLIES		31512222001	2126	10/04/2011	388.83	09/11	0
10-43-270	GENERAL FUND - ADMINISTRATIVE - Utilities 5580 QUESTAR GAS COMPANY	NATURAL GAS FUEL BILLS		092111		09/21/2011	9.00	09/11	0 PR
10-43-241	GENERAL FUND - ADMINISTRATIVE - Materials & Supplies 5777 RECOMMENDED BUILDING MAIN	CUSTODIAL SUPPLIES		111682		09/01/2011	77.59	09/11	0
10-43-370	GENERAL FUND - ADMINISTRATIVE - Professional & Tech. Services 5777 RECOMMENDED BUILDING MAIN	CUSTODIAL SERVICES		111682		09/01/2011	497.00	09/11	0
10-43-270	GENERAL FUND - ADMINISTRATIVE - Utilities 5870 ROCKY MOUNTAIN POWER	POWER BILL		101011		10/10/2011	696.16	09/11	0
10-60-271	GENERAL FUND - STREETS - Utilities - Street Lights 5870 ROCKY MOUNTAIN POWER	POWER BILL		101011		10/10/2011	2,249.71	09/11	0
10-70-261	GENERAL FUND - PARKS - Grounds Supplies & Maintenance 5870 ROCKY MOUNTAIN POWER	CANYON MEADOWS POWER		100311		10/03/2011	154.35	09/11	0
	5870 ROCKY MOUNTAIN POWER	POWER BILL		101011		10/10/2011	322.70	09/11	0
							477.05	*	
51-40-270	WATER UTILITY FUND - EXPENDITURES - Water - Power & Pumping 5870 ROCKY MOUNTAIN POWER	POWER BILL		101011		10/10/2011	2,425.21	09/11	0
	5870 ROCKY MOUNTAIN POWER	POWER BILL FOR PUMP HOUSE ON CHURCH STREER Acc		092311		09/23/2011	607.65	09/11	0
							3,032.86	*	
10-70-261	GENERAL FUND - PARKS - Grounds Supplies & Maintenance 5880 ROCKY MOUNTAIN TURF	PARK SUPPLIES		43905		09/21/2011	45.88	09/11	0
20-71-483	RECREATION FUND - RECREATION EXPENDITURES - Flag Football 13925 TAKOS, STOCKTON MARK	FLAG FOOTBALL REFEREE		102411		10/24/2011	35.00	10/11	0

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount	Period	GL Activity No
20-71-487	RECREATION FUND - RECREATION EXPENDITURES - KNIGHT'S FOOTBALL								
	13934	URIONA, ANTHONY	FOOTBALL REFEREE	101511		10/15/2011	40.00	10/11	0
Grand Total:							<u>10,853.30</u>		

Dated: _____

City Treasurer: _____

City Manager: _____

Report Criteria:

Invoice.Payment Due Date = {<=} 10/29/2011

Report Criteria:

Invoice.Payment Due Date = {<=} 11/05/2011

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount	Period	GL Activity No
20-71-487	RECREATION FUND - RECREATION EXPENDITURES - KNIGHT'S FOOTBALL								
	127 ACADEMY SPORTS	ACADEMY SPORTS	KNIGHT FOOTBALL EQUIPMENT	224054		10/06/2011	72.30	09/11	0
	127 ACADEMY SPORTS	ACADEMY SPORTS	KNIGHT FOOTBAL JERSEYS	224036		10/05/2011	4,898.00	09/11	0
							4,970.30	*	
10-61-730	GENERAL FUND - CLASS "C" ROADS - Street Overlay								
	145 ADVANCED PAVING CONSTRUC	ADVANCED PAVING CONSTRUC	2011 STREET MAINT PROJECT - 8200 S	:STIMATE #1		10/26/2011	14,654.86	10/11	0
	145 ADVANCED PAVING CONSTRUC	ADVANCED PAVING CONSTRUC	2011 STREET MAINT PROJECT - 8200 S	CO#1		10/26/2011	20,577.84	10/11	0
							35,232.70	*	
20-71-482	RECREATION FUND - RECREATION EXPENDITURES - Soccer								
	1665 CROWN TROPHY	CROWN TROPHY	SOCCER TROPHIES	16904		10/14/2011	148.85	10/11	0
45-21350	CAPITAL PROJECTS FUND - PERFORMANCE BONDS ON DEPOSIT								
	13841 DESTINATION HOMES	DESTINATION HOMES	COMPLETION BOND # SWC110418018	102611		10/26/2011	500.00	10/11	0
10-43-610	GENERAL FUND - ADMINISTRATIVE - Miscellaneous Supplies								
	1135 DPS BUREAU OF CRIMINAL IDEN	DPS BUREAU OF CRIMINAL IDEN	EMPLOYEE BACKGROUND CHECKS	10591		10/07/2011	15.00	10/11	0
10-57-250	GENERAL FUND - FIRE PROTECTION - Equipment Supplies & Maint.								
	3960 L N CURTIS	L N CURTIS	FIRE STATION SUPPLIES	3115628-00		10/03/2011	161.20	10/11	0
10-43-240	GENERAL FUND - ADMINISTRATIVE - Office Supplies & Expense								
	5010 OFFICE DEPOT	OFFICE DEPOT	OFFICE SUPPLIES	31512272001	2126	10/04/2011	33.80	09/11	0
10-43-270	GENERAL FUND - ADMINISTRATIVE - Utilities								
	5580 QUESTAR GAS COMPANY	QUESTAR GAS COMPANY	NATURAL GAS FUEL BILLS	092111		09/21/2011	9.00	09/11	0 PR
51-40-270	WATER UTILITY FUND - EXPENDITURES - Water - Power & Pumping								
	5870 ROCKY MOUNTAIN POWER	ROCKY MOUNTAIN POWER	POWER BILL FOR PUMP HOUSE ON CHURCH STREER Acc	092311		09/23/2011	607.65	09/11	0 PR
10-70-261	GENERAL FUND - PARKS - Grounds Supplies & Maintenance								
	5880 ROCKY MOUNTAIN TURF	ROCKY MOUNTAIN TURF	PARK SUPPLIES	43905		09/21/2011	45.88	09/11	0
51-16670	WATER UTILITY FUND - WATER - WIP								
	401009 STAPP CONSTRUCTION INC	STAPP CONSTRUCTION INC	final pay off for reservoir # 4	:STIMATE 10		09/30/2011	37,550.09	10/11	45070900
51-40-270	WATER UTILITY FUND - EXPENDITURES - Water - Power & Pumping								
	401011 VERIZON WIRELESS	VERIZON WIRELESS	ACCT#571944126-00002	1019636285		10/08/2011	57.18	10/11	0

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount	Period	GL Activity No
Grand Total:							<u>79,239.89</u>		

Dated: _____

City Treasurer: _____

City Manager: _____

Report Criteria:

Invoice.Payment Due Date = {<=} 11/05/2011

SOUTH WEBER CITY COUNCIL WORK MEETING & SPECIAL MEETING

DATE OF MEETING: 18 October 2011

TIME COMMENCED: 6:00 p.m.

PLEDGE OF ALLEGIANCE: Councilmember Poff

PRAYER: Councilmember Lusk

PRESENT: MAYOR:

Jeff Monroe

COUNCILMEMBERS:

Sara Lusk
Michael Poff
Farrell Poll
David Thomas
Scott Woodbury

CITY MANAGER:

Rodger Worthen

CITY RECORDER:

Erika Ahlstrom

1 **VISITORS:** Louenda Downs, John Petroff, Randy Hilton, Dak Maxfield, Ron & Karen
2 Anderson, Jan Ukena, Nancy Hilton, Randy Hilton, Rob Osborne, Cheryl Strong, Leslie Waters,
3 Scott Casas, Rob Tesch.

4
5 **OPEN FORUM**

6
7 **DAVIS COUNTY COMMISSION – OPEN PUBLIC FORUM & DISCUSSION WITH CITY**
8 **COUNCIL: Commissioners Louenda Downs and John Petroff**

9
10 *No public posed questions nor addressed the County Commissioners.*

11
12 *The City Council discussed the following with the County Commissioners:*

13
14 ***Aquifer Recharge:*** Councilmember Poff discussed the city’s desire to work with Weber Basin
15 on a project for a recharge of the aquifer (in the South Weber gravel pits). Commissioner Petroff
16 stated he was under the impression that Weber Basin Water has had a project going.
17 Councilmember Poff replied that Weber Basin has a test site north of the Staker & Parsons pit.
18 Councilmember Poff referred this matter to Councilmember Poll.

19
20 Councilmember Poll stated there has been discussion that at some point we would like to have
21 the mayors from Farmington to North Ogden sign a resolution stating support for the concept.
22 Commissioner Petroff said he is very interested in getting behind and involved with this concept.
23 He said this is a great idea, especially in high water years when we can take advantage of it.
24 Councilmember Poll said the city needs to have discussion with Staker and Parson “beginning
25 with the end in mind,” and do what we can along the way, such as getting Staker and Parson to

26 buy off on the idea, in order to use the pit in the future as an aquifer recharge and recreation area.
27 His opinion is it would make South Weber a destination area. Councilmember Poll added that
28 the gravel pits provide for the community, but he feels the dust issues are getting worse and
29 spreading.

30
31 Commissioner Downs asked about how it is proposed to fill up the pit as a reservoir, and if it
32 would compromise Hwy 89 in that there are pits on both sides. Councilmember Poll said Weber
33 Basin would rather have it in the Geneva pit because it percolates faster and would be purer,
34 however the west pit is more of a nuisance for residents. He said he proposes using the west pit
35 to settle and filter then divert to the west pit, adding his opinion is it will not compromise the
36 highway. Commissioner Downs asked what the lifespan of Staker and Parsons is.

37 Councilmember Poff responded it should be seven or eight more years. He said we need to get
38 more people involved in discussion to add more resources, in that the city doesn't have resources
39 to pay for engineering, and if the Federal Government assists it would be good to have everyone
40 involved (County and other cities).

41
42 Commissioner Petroff is said this is a great idea and it only makes sense that (the county) get
43 behind something like that. He added that we have to look the whole valley and you accomplish
44 things is to work together.

45
46 **Firearms:** Commissioner Petroff stated he had a resident call regarding people deer hunting
47 (high-powered rifle was heard) on the unincorporated hillside between South Weber and Layton.
48 He said last year the county passed ordinance about no shooting on county property, but this
49 ordinance had to be rescinded because Utah statues provides no authority as a county to pass
50 legislation governing firearms. He said the county's lawyers are continuing to address this. He
51 added that it doesn't make a lot of sense to prohibit in all counties, however it makes sense in
52 Davis county due to the distance those weapons would carry.

53
54 **Sheriff's Department:** Mayor Monroe we want to let you know how much we appreciate the
55 county sheriff's department, stating Deputy Tallon comes in and makes quarterly reports, and the
56 Council was also visited by sheriff. Councilmember Woodbury commented that there is also a
57 desk and computer set up here at the City Office in order to have a community presence.
58 Commissioner Petroff said the large department has a lot going on with jail, courts and patrol.
59 He said paramedic response is key to the service they offer. He added that a lot of cities want to
60 have their own paramedics, and although the more paramedics the better, a good paramedic is
61 actually one who is practiced by doing the service over and over, if flood market won't be as
62 practiced. Commissioner Petroff stated the sheriff's dept. does not do as much traffic work as
63 they do saving lives, and with the jail. He said the County is looking at enhancing the
64 department with funding into the crime lab, which will be available to all of the agencies.

65
66 Mayor Monroe reported to the Commissioners that the City and other individuals will be have a
67 discussion with the county public works department on the issue that led to the 2006 landslide
68 that occurred when someone was undermining the area at the top of the hill. He stated we need
69 to continue to look at the hillside and to ensure there is no undermining. He expressed
70 appreciation to the county public works for helping.

71
72 Rodger Worthen reported that Commissioner Petroff arranged a tour for the city managers of the
73 animal shelter and a presentation of the animal control services that are offered. Commissioner

74 Petroff said the county had looked at the possibility of taking off limit the on the number of dogs
75 allowed per household, with the thought that with some people several animals is fine because
76 they want to take care of them; however, this idea was “kind of put that away.” He said cities
77 often use a zoning control ordinance for controlling kennels. The county is still considering
78 allowing a third dog if it is a rescue dog from a shelter. Commissioner Petroff said the county
79 euthanized over 3,000 animals last year, and they want to solve that problem if possible. They
80 are also considering licensing cats, requiring them to be implanted with microchips so they can
81 be returned to their owners. He said cats are kept for five days; 85% of them end up being
82 euthanized. The county now has a veterinarian on staff that neuters and chips the animals that
83 are assessed and considered to be a good family so they are prepared for adoption. The goal is to
84 increase adoptions and decrease animal procreation and the number being euthanized.
85 Commissioner Petroff said the county has a disaster trailer that has been set aside to handle up to
86 70 animals in an emergency. He also mentioned a significant donation allowed the shelter to add
87 a play yard to assist with keeping the animals calmer, and for introduction to animals to potential
88 adoptive families. Rodger commented he was impressed on how the county handles animal
89 control.

90
91 Councilmember Lusk discussed that several residents are against having fluoride in the water.
92 Commissioner Downs said fluoridation came about by petition as a citizens’ initiative, and was
93 and put on the ballot. It would be by the same means that the county would take the requirement
94 out. Commissioner Petroff said it was a close vote. Information was received for anti-fluoride -
95 and pro-fluoride groups. The county guidelines are below the Federal guidelines on what you
96 can give to infants. Commissioner Downs said about 50% are for and 50% are against. Mayor
97 Monroe recalls South Weber’s vote was about 80% against fluoridation.

98
99 Councilmember Poff asked for an update on the new county building. Commissioner Downs
100 said the new complex will include a new Children’s Justice Center that will open in December.
101 There will be an administration building with a library, which is estimated to open next fall.
102 Commissioner Downs added that this project has been done with no impact to the tax payer as
103 they didn’t raise taxes. Commissioner Downs said after the new building is completed, they will
104 begin work on the old county building. Commissioner Petroff reported the original front portion
105 of the building was built in the 1890’s, and then there we two additions. They would like to
106 restore at least the original portion.

107
108 Commissioner Petroff stated he feels Davis is the best county. Commissioner Downs added that
109 the mayors in the county are great individuals.

110
111 The Commissioners left the meeting at 6:14 p.m.

112
113 **WORK MEETING**

114
115 **DISCUSSION WITH STAKER & PARSON COMPANIES REGARDING SOUTH**
116 **WEBER GRAVEL PIT & DEVELOPMENT AGREEMENT**

117
118 Rodger stated Dak Maxfield of Staker & Parsons was invited for further discussion of the issues
119 surrounding the pit, including concerns regarding airborne dust particles. Rodger had sent Dak
120 an email listing the items he and Council would like addressed (*email attached to these minutes*
121 *for reference*). The Council will also be posing questions regarding the development agreement.

122 Rodger reported the dust monitoring continues to come back within the acceptable parameters.
123 He said staff will be more diligent in doing inspections, with will be random and on a frequent
124 basis (potentially weekly).

125
126 Dak Maxfield addressed the Mayor, City Council and Staff. He said they welcome the
127 inspections. He stated the City can also do independent air studies if it so chooses, as is reflected
128 in the agreement. (NOTE: A copy of the Staker & Parsons/South Weber City Development
129 Agreement as recorded at the Davis County Recorder's office is on file at the City office.)

130
131 With regard to adherence to the maximum 5 acre as reflected in Section 4.5.4.1 of the
132 development agreement, Dak said this seems to be a reoccurring topic, and he provided the map
133 that was requested (showing the exposed areas – map on file). He said he wants to get to a point
134 where they are all on same page in its interpretation, or agree to disagree. Dak stated this section
135 refers to limitations on unreclaimed areas. Dak read the section aloud: "Limitation on
136 Unreclaimed Areas. In order to coordinate gravel pit phasing and amortization with concurrent
137 reclamation efforts, Developer agrees to limit the exposed but unreclaimed final slopes at any
138 one time to five (5) acres and the area of final but unreclaimed floor elevations at any one time
139 to five (5) acres. As active work and gravel pit operations in any phase of the development are
140 completed to finished slopes and floor elevation levels, Developer shall immediately begin
141 reclamation efforts before moving on to another area of gravel pit operations, as more fully set
142 forth according to the standards and schedules in Exhibit F and the other provisions of this
143 Agreement."

144
145 Dak said as he has explained in past meetings, the agreement clearly states the unreclaimed final
146 slopes and pit walls. He said Staker & Parson interprets the "final slopes" are the pit
147 walls/slopes around the pit exterior. He stated further that the "unreclaimed final floor
148 elevations" are the agreed upon 180 feet, which they haven't reached. He said at the furthest
149 point they are at 170 feet. Dak added that they have been reclaiming on the north side. Dak said
150 he welcomes any question or debate about this.

151
152 Councilmember Poff in order to do the gravel pit phasing, he doesn't think this allows them to
153 run all three phases at the same time and say they can go to the final depth. He said it says if
154 you're done with Phase 1, move on to Phase 2; if you're done with Phase 2, move to Phase 3.
155 He said the agreement helps prohibit the more than 5 unclaimed acres.

156
157 Dak responded that Councilmember Poff is talking about phasing. He asked to view Exhibit F.
158 Mining Plan, and read aloud an excerpt from the exhibit: "*In Phase I, the mining will start in the*
159 *Old South Weber Drive working west to east, and also sand will be mined in the North Pit. After*
160 *the Old South Weber Drive is mined, the mining will move to the Phase 2. It will start at the*
161 *southwest end heading east across the back of the pit, sand will continue being mined in the*
162 *North Pit.*"

163
164 Dak said the way this is written it says they can't mine each phase, not all of them, so once they
165 are done with Phase 1, they can move to Phase 2, then they can move to Phase 3, but in the
166 course of mining these phases they can mine sand from the north pit. Dak referred to the actual
167 drawings from Exhibit F. He reiterated that while they are in Phase 2 they can still be mining
168 sand out of the north pit. He stated that is what they are mining in that elevation, and it is not

169 even close to what is depicted in map. Dak said if he is understanding what the Council is
170 saying, the can only mine a small area.

171
172 Dak said the map shows them actively mining Phase 2 to Phase 3, while still mining the floor of
173 the north pit. The map for Phase 2 shows two different mining areas, and just sand out of north
174 pit, which is what they we are doing now. He said all that they are mining out of the north pit is
175 sand because that is all that is there.

176
177 Councilmember Poll said he is frustrated. He said they can't start Phase 2 until Phase 1 is
178 complete. Dak said Phase 2 is mined out and they are stockpiling material from Phase 3 there.
179 He said what they are seeing in Phase 2 is not waste but reject material from Phase 3.

180
181 Councilmember Poll said he has a problem with them moving "pile A to pile B" and just
182 shuffling the material. He understands they are trying to find rock, and there is too much sand so
183 they are piling sand, which is then blown by the wind and ends up at his house, in his driveway,
184 and other residents houses. Councilmember Poll said he feels Staker Parson is structuring the
185 terminology to fit their your needs. He asked where does (the agreement) say you can bring in
186 asphalt and cement and build bigger piles than they started with. Councilmember Poll said his
187 opinion is they operate this way so they can perpetuate the life of the gravel pit, and he thinks
188 they don't have any intention of closing the pit or turning it into a recreation area in our lifetime.

189
190 Councilmember Poll continued his argument, stating he see this as a "game" that the pit is
191 playing with South Weber. He said they can't put a finger on what they can do to make it better,
192 they are just "putting a bandaid." He said the problem is getting worse, and it is not coming
193 from Geneva because Parsons is going further east and carrying the sand hundreds of yards.
194 Councilmember Poll stated the fences are not working. He said the pit should drape the edges
195 with Astroturf or netting to contained the sand, or come up with some other remedy, and he
196 reiterated the water and fences are not working. Councilmember Poll said the pit is not going to
197 reclaim because they are moving piles. Councilmember Poll expressed that this is "driving me
198 crazy," and he feels the City needs something more than a token of this and that being done. He
199 and his neighbors are frustrated, and even those on the west end of the city have sand on their
200 porches and respiratory problems. Councilmember Poll wants better answers, planning and
201 resolution. He asked, "What is the end in mind?" and "When is the end?" Councilmember Poll
202 said we don't agree on the interpretation of the agreement, and he feels we need more than what
203 we are getting.

204
205 ***Councilmember Woodbury was excused from the meeting at this time (6:30 p.m)***

206
207 Dak said regarding the concern about recycled material, this is addressed on Page 13 of the
208 agreement.

209
210 Dak said he feels it would be best to take a step back, and look back on the days when this was
211 drafted, and try not to look at the glass as half empty. He stated the agreement is "a blessing and
212 a curse." He stated is it a blessing to city because Staker Parson was bold enough to put a
213 commitment in writing to go above and beyond the requirements of the state. He feels the things
214 they have done are not just a bandaid and they are complying with controls in agreement. Dak
215 said they have several sprinklers but they don't have water pressure, so they are going to install a
216 booster pump to facilitate more sprinklers. They are committed to finding out what problem is

217 and trying to change it. Dak said people say the fences aren't working, but they haven't been
218 down there to see that they are working. He has talked to residents who say "it's a joke."
219 Councilmember Poll interjected that they are not working well enough. Dak said they do what
220 they can. He added that he gets dust at his home in Clinton on a windy day, but he chooses not
221 to live next to a gravel pit because he knows there are issues.
222

223 Dak inferred that when the gravel pit started there were a lot less people living here, but people
224 like the view here and now there are people living within a few hundred yards of the pit. He said
225 Staker Parson didn't try to stop subdivisions and people chose to live there. He said what Staker
226 Parson is doing is trying to make the residents lives as good as possible. Councilmember Poll
227 stated his family's property is there, and they have the right to develop their property, but they
228 won't ever be able to do anything with their property. Dak stated where they are mining was the
229 Polls' property, but they paid for it.
230

231 Dak said Staker Parson is trying to help and they are taking a lot of shots as a company. He said
232 it is hard to sit here and have people slander and the company and to have someone throw out in
233 letter that they are going to use all methods, traditional or nontraditional, to shut them down..
234 Dak expressed his concern for himself and his family because of this. Councilmember Poll that
235 is not what he meant in his letter. He said his father sold the property because he couldn't farm
236 any longer, because wind was blowing sand and ruining his farm so he had no choice.
237 Councilmember Poll said the last portion sold was when Parsons wanted South Weber Drive,
238 and "we were willing to do anything", and the city had the opportunity to do it right.
239 Councilmember Poll said they gave away the farm, and now it's going to ruin what farm is left.
240

241 Councilmember Poll said in his opinion the gravel pit has the laws protecting it, as well as the
242 Division of Air Quality. He said nothing can be done if the wind gets over 25mph, and at the
243 mouth of a canyon you get that a lot. He reiterated that the gravel pit is protected, so we have to
244 do something, traditional or not. Councilmember Poll mentioned the example that Al Capone
245 was convicted on tax evasion. He said he is pursuing if the pit can be sued because their material
246 is trespassing on other people's property. Councilmember Poll said people forget about it for a
247 while, then each June it gets dry and it starts over again, and it will continue to get worse. He
248 said it is upsetting to see damage to your property on a daily basis.
249

250 Dak apologized for getting personal and referencing the letter, but reiterated it is hard to get
251 slandered and take personal shots. He said Staker Parson does more than any company in the
252 state, and he can document that. He said they are always looking at ways to improve, adding this
253 is not to be taken lightly and that they are trying looking for source. Dak said he personally met
254 with most of the residents that attended the September 27 meeting. He again informed the
255 Council they are trying to find the source, putting all the precautions in place to control it as well
256 as possible. He referenced the map he provided, stating areas where the piles are have been
257 reclaimed, or have been covered with "gorilla snot" or pond fines with clay. He said they are not
258 the source of problem.
259

260 Councilmember Poff said one source is the operation has doubled in size, so there is twice as
261 much dust. Dak agreed, stating the pit covers a lot more area. He said (the old) South Weber
262 Drive that was taken out acted as a barrier.
263

264 In response the question of how much area of unreclaimed slopes, they have 2.7 in the wall of
265 Phase 3. The are currently mining phase 3 and north pit total 4.1 acres. They have reclaimed all
266 of Phase 2 with stockpiles, as they are growing vegetation, and have magnesium chloride put
267 there. He said where we are mining now is the area being disturbed. . He said it is no wonder
268 the residents on View Drive are affected as they are overlooking the area they are mining. Dak
269 said they will be done with Phase 3 soon, then there will only be floor mining, and they will put
270 all the controls in place.

271
272 Councilmember Poff said the whole mine is exposed, including the piles. Dak again stated they
273 are growing vegetation or have had recent application of pond fines or gorilla snot. He said
274 when they get into a stockpile, a truck will take a few loads and then they reapply mag chloride
275 or grow vegetation.

276
277 Dak said the last page of the map given shows the final slope that they will be reclaiming. He
278 agrees they have to do better at watering that, which is why they are putting booster pumps in.

279
280 Councilmember Poff asked if in Dak's opinion they can have all that area exposed. Dak said
281 they don't feel they are exposed. Councilmember Poff feels they have a lot more exposed area
282 than they should and we need to address this. He said he can see dust coming from pit at his
283 house (on 475 East).

284
285 Councilmember Poll interjected an apology, stating he has no intention of hurting anyone, but it
286 is upsetting when your own property is being damaged.

287
288 Councilmember Thomas told Dak he covered most of the issues in Rodger's email. He asked if,
289 outside of what they are doing now, can they get their engineers get together to come up with
290 something they can present to the council to do something more to help with this problem. He
291 said the development agreement says is the mechanisms in place don't work in alleviating the
292 blowing dust they will come up with something else. Councilmember Thomas recognizes that
293 they came up with the fence, but asked is there something else that can be done to cover the
294 exposed area and alleviate the problem. Dak said they can do this, but they must first identify
295 the source of the problem. He said meeting with the residents has been helpful. They have
296 identified a white powdery substance, which would be coming from concrete. He doesn't know
297 if this is the problem and they are trying to get to the bottom of that. Dak explained they have to
298 have an area to stock pile to process a lot of material for large projects. If they find this is the
299 problem and limiting the stockpile area is a possiblity, they would have to determine if that
300 would be feasible.

301
302 Councilmember Poll said he continues his hope that this will become a lake, and he could hang
303 on if we knew a true end was in site. He said it would be nice to have a true partnership with a
304 true goal in mind, and a way to get there faster. Dak said he wishes he could give him an answer,
305 but all is dependent on the economy and building.

306
307 Councilmember Thomas explained that there are water problems that exist with the Salt Lake
308 moving in toward aquifer. He said there is a great need for a permanent recharge site. He said
309 although we have an amortization schedule, we don't know when the drop dead date for mining
310 operations is. Councilmember Thomas said the question is "What is pit going to be?" He
311 proposed thinking about the possibility of negotiating allowing them to mine the rest of the

312 commercial area if they finish off the berm and entryway corner and at the end of Phase 3 donate
313 the pit for purposes of that lake. Dak said he can't answer for Staker Parson, and although this
314 would be a value for all of us, they would like to continue mining. He said it depend on
315 economics and it is hard to say what is going to happen in 13 years.

316
317 Councilmember Poff again discussed his concerns with them continuing to mine sand throughout
318 the pit.

319
320 Mayor Monroe requested that Dak come back when Staker Parson has other remedy that may
321 help with the dust issue. Councilmember Poff said we also need to decide on the berm, which
322 Mayor Monroe said can be discussed later, but they have met the berm requirements.
323 Councilmember Poff said it is supposed to go to the fisherman's access, to which Dak answered
324 that it does go to the fisherman's access. Dak said the berm was done within the three-year
325 required time frame and the Council has signed off on, so as far as they are concerned they met
326 the agreement and are done with that requirement. Councilmember Poff disagreed. Dak added
327 that they are willing to entertain consideration of something else.

328
329 Dak presented an accounting of royalties to Rodger as requested, and stressed that this document
330 is confidential and privileged. He said there have been adjustments over the years. He said there
331 was an error in 2006 so the next check will be higher than what is historically received. Another
332 issue is that the royalties should be based on what's extracted, and they have been paying on
333 what goes out the door, so that will have an impact on future payments. Dak stated the
334 agreement says this is supposed to be put in a restricted bank account and that they will be able
335 to see where the money has been used. He asked for evidence of that as soon as possible.

336
337 **Councilmember Thomas moved to convene to the Special Meeting at 7:31 p.m.**
338 **Councilmember Poll seconded. Councilmember Lusk, Poll and Thomas voted yes.**
339 **Councilmember Poff voted no.**

340
341 **SPECIAL MEETING**

342
343 The Special Meeting commenced at 7:31 p.m.

344
345 **RESOLUTION 11-29: Award Bid for Canyon Meadows Restroom Project to Stacey**
346 **Enterprises, Inc.**

347
348 **Councilmember Thomas moved to approve Resolution 11-29. Motion died due to lack of a**
349 **second.**

350
351 Councilmember Poff said he sent out an email stating he is not happy with the design features.
352 The council had instructed the staff in moving forward with the restroom, concession area, but
353 they would discuss conceptual design. He recalls having had small conversations on the issue
354 but not much on the conceptual design. Mayor Monroe asked Councilmember Poff what is his
355 vision. Councilmember Poff said they had talked about more of a train theme, and whatever we
356 build should be shadowed with similarly themed bowerys throughout the park. He doesn't see
357 the need to rush the approval tonight and feels it should be put off to bid in January.
358 Councilmember Poff would like public input on this and what the park amenities should be.

359 Mayor Monroe said he feels the design presented gives the effect of a depot, and it fits within the
360 master plan for the park. He said if the council wants to change the park plan that was done by
361 professional consultant, we can go back and hire another consultant to make another park plan.
362 He said the fact is we need to get a bathroom there instead of an outhouse, which is not
363 compliant with law. Councilmember Thomas asked if the restroom is redesigned are we looking
364 at higher or lower bid in January. Brandon said the timing right now appears to be good from the
365 bids received, as the construction companies are heading into winter and this is the type of
366 project they can do in winter. He stated his opinion it is likely there will be higher prices.
367 Councilmember Thomas said the council was presented with the different designs and they chose
368 this one, and he doesn't see that this is inconsistent with the railroad theme.
369

370 Councilmember Poll would like to see elements of a train depot. The need for an announcers
371 booth was discussed. Rodger stated they don't always get much use. Councilmember Poff said
372 this should have be discussed in June when he wanted to. He added that he nothing against
373 Brandon, but for the park we went with the other firm and liked it. Councilmember Poff stated
374 when we came back with the train, he wanted to add the train to the parks plan, and he asked
375 why we can't get GSBS to put that in there.
376

377 Mayor Monroe said this is top of the line structure. Councilmember Poff wants to have input on
378 some of the aesthetics, adding decorative door features, etc. He suggesting going to somebody
379 that does this so we can build in some features. Councilmember Thomas questioned how much
380 this is going to cost. Councilmember Poff said he was told this is an administrative issue, and he
381 disagrees, stating it is a legislative decision. Councilmember Poff said they didn't see the
382 elevation designs until last month, and the public had been told they couldn't see them. Mayor
383 Monroe and Rodger both stated the elevation was done in June.
384

385 Councilmember Lusk said she was absent but wouldn't have voted for this. She feels the city
386 needs destination locations. She said the previous council decided a train themed park, and we
387 are not doing that. She said she can't imagine that the cost would be much more. She feels the
388 only time people are at the park is when train is running, and she wants to follow through with
389 this.
390

391 Problem with meetings is we don't allow public to comment. Haven't heard what they have to
392 say. Change the way we hold our meetings. Mayor Monroe the problem is that public comment
393 established years ago the people couldn't make meetings at 6pm. Changed to have people be
394 able to voice opinion. Rather have at then end and be there. Mayor Monroe we have a format
395 they can apply to speak on an item.
396

397
398 **Ron Anderson, 6832 Firth Farm Road**, introduced himself a being a member of the railroad
399 the club. He stated the design looks like a "baseball park latrine." He would like to see the park
400 as a place where people can think they are coming to someplace special. Mr. Anderson added
401 that the people in the railroad club are phenomenal, that everybody smiles when they ride the
402 train. He said it should not just be a run of the mill park.
403

404 Possible additions to enhance the aesthetics of the structure were discussed.
405

406 Rodger said the staff operating on the premise that this was the desired structure since April, and
407 we have worked with the city engineer to bring this product. He stated we investigate these
408 concepts and do these things if the council wants to go that way, but it will cost more money. He
409 said staff was trying to pursue getting this in place before the weather hits and to be fiscally
410 responsible.

411
412 Councilmember Poll suggested using a professional designer, not an architect. He said there also
413 needs to be a platform with a shelter where they load the train. He wants to see three
414 homogenous elements, to include a pavilion.

415
416 Rodger said he needs clarification if the intent of the park is for the ball diamonds or train
417 themed, stating staff has been operating on the fact that the master plan use is a ball diamond and
418 the master plan hasn't been changed.

419
420 Councilmember Lusk asked why the park can't be for both uses, stating the train elements don't
421 take away from the ball diamonds. She suggested calling upon our talented community citizens
422 for help. She said there is not a lot we have to do to make it look a little more like a train depot;
423 changing the façade won't change the structure of the building. She said we shouldn't be eager
424 to move forward since we're not all on board.

425
426 **Councilmember Thomas move we table this item and allow staff to go back and look at**
427 **comments made to try to make this look like a railroad train theme. Councilmember Poll**
428 **second.**

429
430 Rodger said this was brought forward at this special meeting because there is an outstanding bid.
431 Councilmember Lusk said there was no discussion at work meetings and it is deceiving. Mayor
432 Monroe disagrees.

433
434 **Leslie Waters, 7981 S. 2175 East,** said her concern is that the building is easy to maintain. a lot
435 of timbers need stained and taken care of. She would hate to see it in disrepair in ten years. She
436 said it needs to be built with materials that will look nice ten years down the road. As a citizen,
437 she doesn't want to see a lot of my money wasted. She said this is a lot of money.

438
439 Mayor Monroe called for the vote on the motion to table this item. **Councilmember Lusk, Poff,**
440 **Poll and Thomas voted yes. Motion carried.**

441
442 **ADJOURNED: Mayor Monroe adjourned the meeting 7:57 p.m.**

443
444

445 **APPROVED:** _____ **Date**
446 **Mayor: Jeff Monroe**

447
448
449
450 **Attest:** _____ **City Recorder: Erika Ahlstrom**

451

Erika Ahlstrom

From: Rodger Worthen
Sent: Monday, October 03, 2011 12:26 PM
To: Maxfield, Dak (Staker & Parson) (dak.maxfield@stakerparson.com)
Cc: Jeff Monroe; Farrell Poll; Scott Woodbury; Sara Lusk; Michael Poff ; David Thomas; Erika Ahlstrom; Mark Larsen; Emily Thomas
Subject: Gravel Pit Concerns

Dear Dak-

Thank you for attending the City council meeting last week. I appreciate your help and efforts by Staker-Parsons to address the gravel pit issues identified during the council discussion. As you can see, the dust accumulation is an issue that council members and city staff take seriously, I know that Staker Parsons does as well. I have listed below several points or issues that came through the discussion on Tuesday. As such, please plan to attend the City Council's October work session meeting on the 18th. The Meeting will begin at 5:30pm; you will not need to attend until about 6:30, this will provide the council necessary time to entertain other people and items on their agenda.

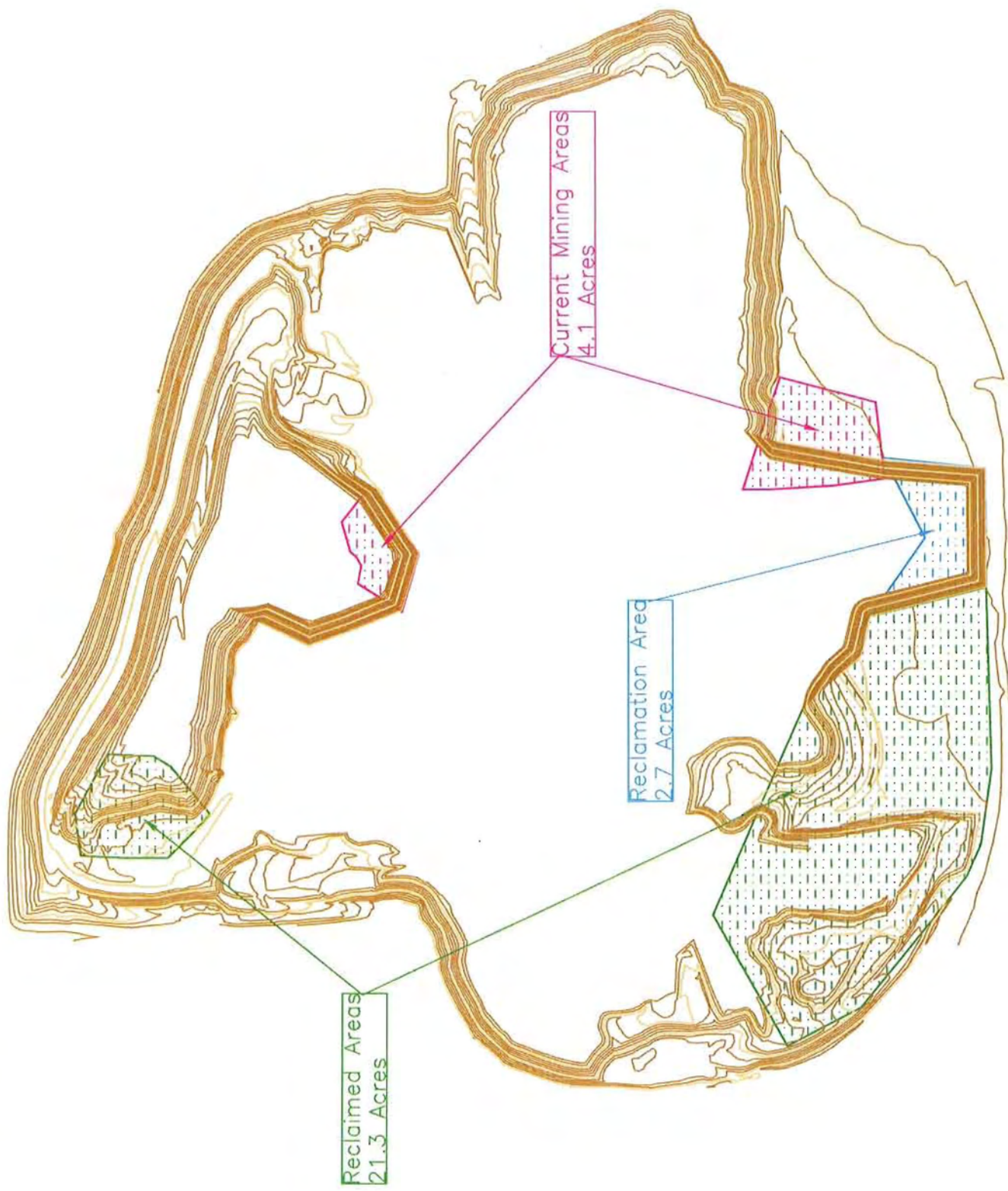
Discussed on Tuesday September 27th:

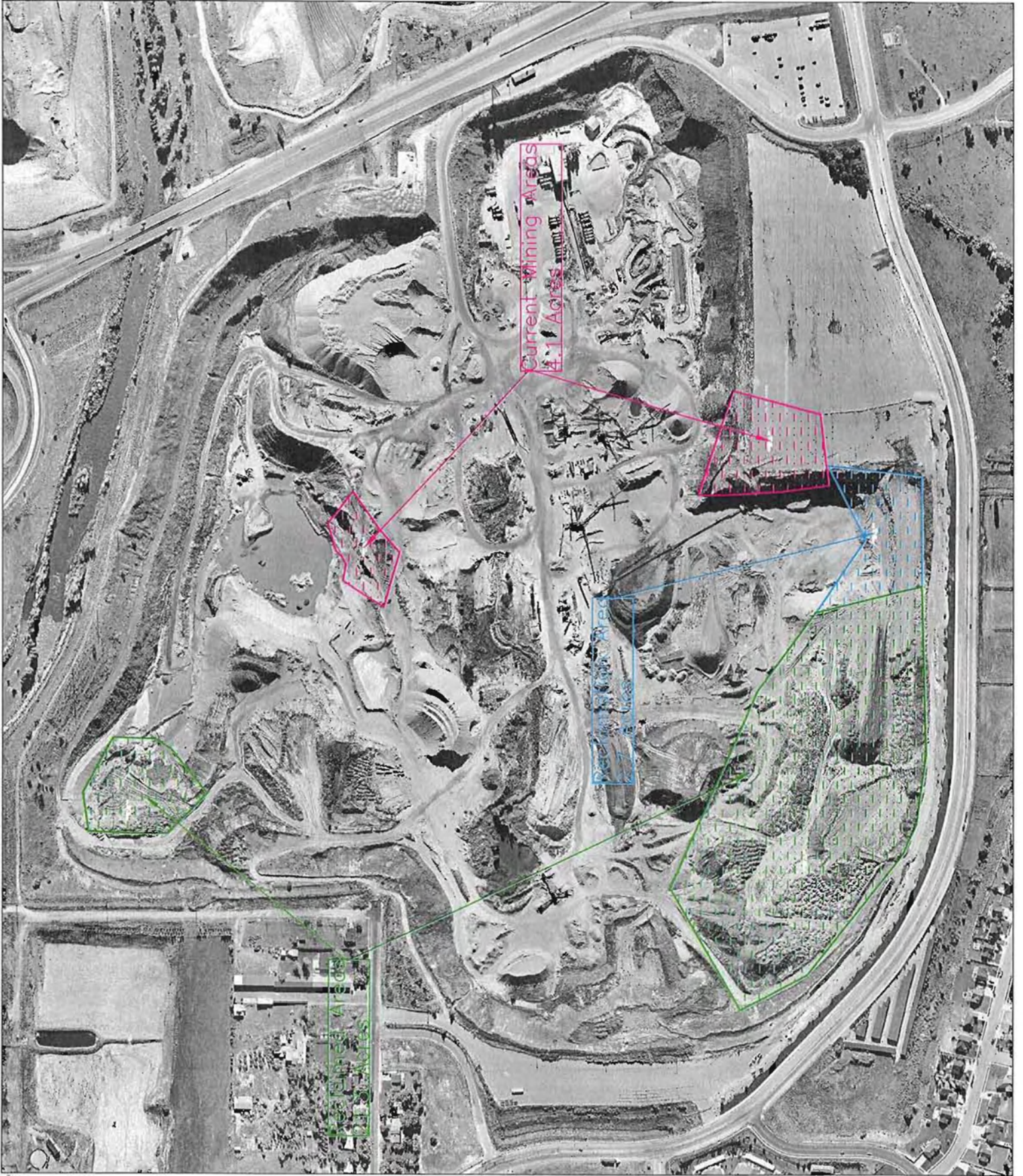
- Continued and increased inspections of the gravel pit area and operations
- Adherence to the maximum 5 acre mining area, discussion of development agreement section 4.5.4.1
- Audit of staker parson logs to ascertain correct payment of mine fees
- Discussion of mining completion of Phase #2 of pit operations prior to mining within phase #3
- Increased use of water application to control airborne dust travel, new wind fencing, areas of excavation, etc.
- Submittal of photos from resident showing accumulated dust particles around doors and windows on the interior of the home
- Potential to complete landscape entrance area on northwest corner of frontage road and South Weber Dr.
- Contact the Utah Division of Air Quality for additional oversight
- Letter from City "sun-setting" gravel pit concerns and items thus eliminating recurrence of discussion(s) from future City staff or leaders

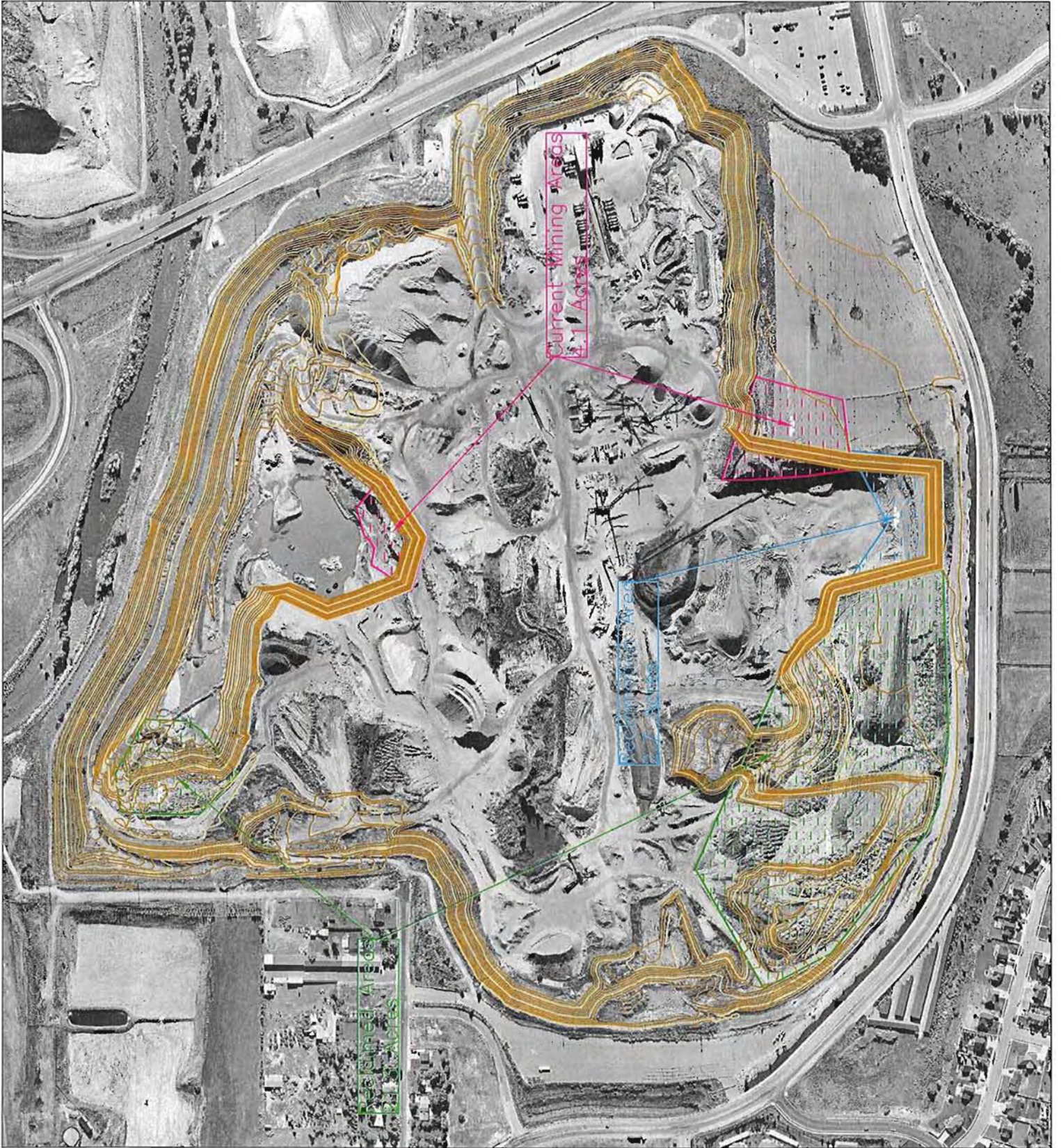
Dak, I know there was more discussed in the meeting than what I have listed above, suffice it to say the wind borne sand particles seem to have increased during last month. The council and I would like to have discussions with you on what additional efforts could be undertaken to control the sand being blown down wind upon City residents. Additional gravel pit operations or procedures for controlling the airborne dust should be documented accordingly. We look forward to meeting with you on October 18th, just so you know, the meeting has other scheduled items early on, hence, if you are here around 6:30pm that would be fine.

Regards,
Rodger Worthen
South Weber City Manager
801-479-3177

SUBMITTED TO CITY 10-18-2011
By DAK MARFIELD







1 **SOUTH WEBER CITY COUNCIL MEETING**

2
3 **DATE OF MEETING:** 25 October 2011 **TIME COMMENCED:** 6:02 p.m.

4
5 **PLEDGE OF ALLEGIANCE:** Councilmember Poff

6
7 **PRAYER:** Rodger Worthen

8
9 **PRESENT: MAYOR:** Jeff Monroe

10
11 **COUNCILMEMBERS:** Michael Poff
12 David Thomas
13 Scott Woodbury

14
15 **CITY MANAGER:** Rodger Worthen

16
17 **CITY RECORDER:** Erika Ahlstrom

18
19 **EXCUSED: COUNCILMEMBERS:** Sara Lusk
20 Farrell Poll

21
22 **Transcriber:** Minutes transcribed by Michelle Clark

23
24
25 **5:30 p.m. REVIEW WARRANT REGISTERS & REVIEW AND DISCUSS AGENDA ITEMS**

26
27
28 **VISITORS:** Dak Maxfield, Rob Osborne, Randy Hilton, Darrell Smith, Mark Larsen, Curtis
29 Brown, Al Johnson, and Tom Tallon.

30
31 **APPROVAL OF THE AGENDA:** Councilmember Poff moved to approve the agenda as
32 amended with deletion of the Fire Chief report and approval of the minutes of 18 October
33 2011. Councilmember Woodbury seconded the motion. Councilmembers Poff, Thomas,
34 and Woodbury voted yes. The motion carried.

35
36 Mayor Monroe excused Councilmember Lusk and Councilmember Poll from tonight's
37 meeting.

38
39 **DECLARATION OF CONFLICT OF INTEREST:** The City Council declared no conflict of
40 interest.

41
42 **CONSENT AGENDA:**

- 43 ♦ Approval of 11 October 2011 City Council Meeting Minutes
44 ♦ Purchase Order #2135 CDW-G \$6,300 for Network Server and Software (City
45 Office)

46 **Councilmember Poff moved to approve the consent agenda as amended with deletion of the**
47 **approval of the 18 October 2011 minutes. Councilmember Thomas seconded the motion.**
48 **Councilmembers Poff, Thomas, and Woodbury voted yes. The motion carried.**
49

50 **Councilmember Woodbury moved to open the public hearing for Resolution 11-30.**
51 **Councilmember Thomas seconded the motion. Councilmembers Lusk, Poff, Poll, Thomas,**
52 **and Woodbury voted yes. The motion carried.**
53

54 ******* PUBLIC HEARING *******

56 **RESOLUTION 11-30: Final Plat Silverleaf Estates Subdivision Phase 4, (12 lots) located at**
57 **approx. 2500 East 8300 South; Nilson Homes, Developer:** Mayor Monroe asked if there was
58 any public comment.
59

60 **Al Johnson, lives in Silverleaf Estates, Phase 3,** asked about the narrow open strip on the plat.
61

62 Mayor Monroe stated it is the access to Silverleaf Estates, Phase 5. Rodger stated it is a 30 ft.
63 opening to access Phase 5. Bruce Nilson stated it will access Phase 5, which may have one, two,
64 or three lots.
65

66 **Councilmember Thomas moved to close the public hearing for Resolution 11-30.**
67 **Councilmember Woodbury seconded the motion. Councilmembers Poff, Thomas, and**
68 **Woodbury voted yes. The motion carried.**
69

70 ******* PUBLIC HEARING CLOSED *******

72 **Councilmember Thomas moved to approve Resolution 11-30 and stated when it talks about**
73 **approval of the city for slope easement, the property owner must come to the City Council**
74 **before there is any construction. Councilmember Woodbury seconded the motion.**
75 **Councilmembers Poff, Thomas, and Woodbury voted yes. The motion carried.**
76

77 Mr. Nilson suggested putting the slope easement requirement in the subdivision CC&R's.
78 Rodger suggested putting it in the CC&R's and on the plat.
79

80 **QUARTERLY REPORT: Public Works/Code Enforcement – Mark Larsen, Public Works**
81 **Director:** Mark Larsen approached the City Council and presented the quarterly report for the
82 Public Works Department. He discussed the drain installed at Canyon Meadows Park. He stated
83 there are spots of broken concrete that will be fixed as well. The asphalt is 70% complete on
84 8200 South. He stated next spring it will be slurry sealed. He reported that they have worked
85 out the bugs with the variable frequency drive (VFD) for water tank #4.
86

87 The number of building permits issued was about the same as last year. Mark stated that home
88 starts has increased from last year. He will begin monthly inspections again with Nix
89 Construction Company.
90

91 Mark said the department is currently getting things ready for winter. The park sprinkler systems
92 are shut down, bids for salt hall and park and ride snow removal are out, and the snow plow
93 trucks are getting setup for winter. Councilmember Woodbury asked what to do when it has

94 snowed on a Sunday morning and it is difficult to get up 2100 East and 1900 East. Mark
 95 suggested calling the on-line pager.

96
 97 **QUARTERLY REPORT: Davis County Sheriff's Office – Det. Tom Tallon:** Detective Tom
 98 Tallon presented the Davis County Sheriff's Department quarterly report. He stated last year's
 99 quarter there were 188 dispatched calls and 220 traffic citations. This quarter there was 148
 100 incidents and 198 citations.

101
 102 He stated there is nothing that stands out in this report. He stated there were some domestic
 103 issues and diabetic calls. Councilmember Poff reminded Detective Tallon about the city
 104 ordinance concerning no vehicle parking on the street during the winter months. Detective
 105 Tallon stated the first couple of weeks they will issue warnings. The mayor and city council
 106 thanked Detective Tallon for his report.

107
 108 **QUARTERLY REPORT: Recreation Programs – Curtis Brown, Recreation Director:**
 109 Curtis Brown, Recreation Director, approached the City Council and presented the quarterly
 110 report for the recreation programs. He stated they just finished fall soccer, flag football,
 111 volleyball, and WFFL football. He stated enrollment in volleyball did go down with a couple of
 112 teams moving to competition or club volleyball. The report included the following statistics:

113

	Expenses	Registration	Budget
114 Fall Soccer	\$ 1,524.00	\$ 2,100.00	\$ 2,900.00
115 Flag Football	\$ 1,585.00	\$ 1,200.00	\$ 1,700.00
116 Volleyball	\$ 270.00	\$ 610.00	\$ 1,000.00
117 WFFL Football	\$14,600.00	\$13,640.00	\$15,000.00

118

119
 120 Councilmember Poff asked Curtis his opinion on the sportsites. He stated he doesn't mind it as a
 121 back up, but he also likes to hold public registration.

122
 123 Curtis stated Jr. Jazz will begin this week. Councilmember Woodbury asked Curtis how he feels
 124 about things. Curtis stated he hopes he is doing a good job for the city. He is currently trying to
 125 get more classes available (i.e. Zumba).

126
 127 Mayor Monroe asked Curtis if he could get the number of participants for each program. The
 128 mayor and city council thanked Curtis.

129
 130 **STATEMENT FROM DAK MAXFIELD (Staker & Parson Companies):** Dak Maxfield, of
 131 Staker & Parson Companies, approached the City Council. He read a statement letter, which is
 132 attached to these minutes.

133
 134 Councilmember Woodbury stated he appreciates Dak and his communication with the city.
 135 Mayor Monroe feels everyone needs to move forward and not attack each other. He appreciates
 136 Dak's willingness to work with the city. Councilmember Woodbury feels that Staker & Parson
 137 Companies is a good neighbor.

138
 139

140 **NON-SCHEDULED DELEGATION:**

141
142 **Darrell Smith, of Layton, Utah:** He asked about the status of Nilson Homes, Phase 4.
143 He stated he lives above the development and he is concerned about how high up they will be
144 going. Councilmember Thomas stated Phase 4 is extending; however, there is a potential for
145 Phase 5, which has not been approved. Mayor Monroe stated there is an easement on the
146 property that incorporates the hillside. If there is any digging on the hillside, the property owner
147 would need to come before the City Council. Councilmember Thomas stated Mr. Nilson stated
148 there is a potential for two or three lots in Phase 5.

149
150 **Randy Hilton, 1785 E. 7600 S.,** stated he recently attended a meeting in which the
151 Canyon Meadows restrooms were discussed. He would like to know why it has taken six
152 months since the first plans were presented and then the city is starting the plans all over again.
153 Councilmember Poff explained the time frame of the project and his frustrations. Rodger stated
154 the council reviewed the plans at the end of April 2011. He stated that is how the city was
155 planning on going out to bid. Rodger stated Councilmember Poff did want to review the plans
156 again in June 2011 and there wasn't an opportunity. Rodger stated it is up to the council if they
157 want public comment. Mr. Hilton would like to see public discussion on this.

158
159 **CITY COUNCIL ITEMS:**

160
161 **Councilmember Poff:**

162
163 **Spooky Train Ride:** Councilmember Poff stated the train will be having a spooky train
164 ride on October 29th.

165
166 **Councilmember Woodbury:**

167
168 **Roosters in Residential Area:** Councilmember Woodbury asked about the status of the
169 resident who complained about the roosters. Rodger stated roosters are allowed in their zone.

170
171 **CITY MANAGER ITEMS:**

172
173 **Destination Homes:** Rodger reported that Destination Homes has completed their
174 landscaping at Village at Valley Meadows.

175
176 **ADJOURNED:** Councilmember Thomas moved to adjourn the City Council meeting at
177 7:08 p.m. Councilmember Woodbury seconded the motion. Councilmembers Poff,
178 Thomas, and Woodbury voted yes. The motion carried.

179
180 **APPROVED:** _____ Date

181 Mayor: Jeff Monroe

182
183 _____
184 Transcriber: Michelle Clark

185
186 _____
187 Attest: City Recorder: Erika Ahlstrom

188
189
190
191
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OCTOBER 25, 2011
WORK/DISCUSSION MEETING PRIOR TO CITY COUNCIL

Those in attendance to the work session were: Mayor Jeff Monroe, Councilmembers Michael Poff, Dave Thomas, Scott Woodbury, City Manager Rodger Worthen, City Recorder Erika Ahlstrom, City Engineer Brandon Jones.

Excused: Councilmember Farrell Poll; Councilmember Lusk

Visitors: None

Councilmember Thomas moved to open the work meeting. Councilmember Woodbury seconded the motion. Work meeting commenced at 5:40 p.m.

Consent Agenda Items: Mayor Monroe asked if there are any concerns with consent agenda (warrant registers or minutes). Councilmember Poff had addressed his question with Rodger prior to the meeting.

Councilmembers Poff and Poll had sent some clarifications to Erika and the Council. Councilmember Poff is concerned that Councilmember Poll may be on the hook for something in the future (with the potential road connecting to South Weber Drive that is reflected on the General Plan). Mayor Monroe said this should be addressed when the General Plan is amended.

Purchase Order 2135 CDW-G: Rodger reported the current server is “living on borrowed time”. He stated the city is using software that won’t be supported within the next year, and the server must be upgraded in order to utilize updated software. Rodger reported the city built this into the budget.

Resolution 11-30 Final Plat Silverleaf Estates Subdivision Phase 4: Councilmember Thomas said it is his impression all issues are taken care of. Councilmember Poff said it was initially presented as a four-phase subdivision. Brandon said they would still have to come for preliminary and final review if they wish to add a fifth phase, however at this time they can’t get water from South Weber to that property.

Councilmember Poff is concerned about hill stability. Brandon said the area (which would be phase 5) is part of the subdivision so they would have to amend the plat as “Phase 4 Amended”.

It was discussed that the plat reflects restricted easements on specific lots in order that the property owners can’t do anything (on the hillside) without city approval. Councilmember Thomas said the city needs to be willing to police and enforce the restriction. Councilmember Poff would like to distinguish what “approval” means. Adding language to the plat to define “approval” was discussed.

Quarterly Reports: Fire Chief’s report will be taken off.

Other: The City Holiday Party will be held at Weber Basin Job Corps again this year. The date is set for December 9.

The work meeting adjourned at 5:57 p.m. Work meeting minutes by Erika Ahlstrom.

RESOLUTION 11-31

REQUIREMENT FOR REVISED IMPROVEMENT PLANS FOR OLD PEA VINERY SUBDIVISION

WHEREAS, the Old Pea Vinery Subdivision was approved by the City Council by Resolution 11-19 on 12 July 2011; and

WHEREAS, in accordance with South Weber City Code (11-4-2), all subdivision improvements shall be completed in accordance with City Standards as currently adopted by the City Council and under the inspection of the City Engineer; and

WHEREAS, South Weber City Code (11-2-1) provides the Building Inspector the authority to enforce compliance of any improvement that has been inadvertently approved which does not comply with City Standards; and

WHEREAS, subsequent to City Council approval, review by City Staff of the property and improvement plans identified that the waterline is not in the location as reflected on the developer's final improvement plans; and

WHEREAS, the actual location of the waterline is behind the curb and not in the required standard location under the asphalt, and is therefore noncompliant with current City Standards; and

WHEREAS, it is recommended by the City Attorney and City Staff that the developer change the subdivision improvement plans to: show the correct location of the existing waterline and to show a new waterline being installed in the street, but leave all other elements of the approved plans the same: or, if the developer so chooses, he may change his proposed improvement plans to whatever he desires and go back through the approval process; and

WHEREAS, as City Staff is not authorized to administratively approve plans that would violate City Standards, the matter was forwarded to the Planning Commission for consideration and recommendation to the City Council; and

WHEREAS, on 27 October 2011 the Planning Commission made the recommendation to the City Council as follows: "To follow the City Attorney's letter of 19 October 2011 (attached) for Old Pea Vinery Subdivision located at 7432 S. 1900 E for developer, Frank Harris to change the plans to show the new waterline being installed in the street (the location of which to be as previously directed by City Staff to the developer's engineer), but leave all other elements of the approved plans the same. The City is willing to write a letter and/or make a phone call in order to try and exercise its franchise agreement and get the dry utility boxes moved without a cost to the developer. However, the City is only committing to make a 'good faith' effort. If the utility companies will not move their utility boxes without some type of charge, this will remain the developer's responsibility"; and

WHEREAS, the purpose of Title 11 Subdivision Regulations is to promote the public health, safety, convenience and general welfare of the inhabitants of the incorporated territory of the city, and the City Council upholds and supports the City Ordinances and Standards;

BE IT THEREFORE RESOLVED, by the City Council of South Weber City, State of Utah, that the City require the developer of the Old Pea Vinery Subdivision amend the improvement plans to show the actual location of the existing waterline and to show a new waterline being installed in the street (the location of which to be as previously directed by City Staff to the developer's engineer), but leave all other elements of the approved plans the same; and

BE IT FURTHER RESOLVED, the City shall bear the cost of the waterline relocation outside of the frontage of the Old Pea Vinery Subdivision; and

BE IT FURTHER RESOLVED, the City is willing to make a 'good faith' effort to exercise its franchise agreement to assist with the relocation of the dry utility boxes without a cost to the developer, but if the utility companies will not move their utility boxes without some type of charge, this will remain the developer's responsibility.

PASSED AND ADOPTED by the City Council of South Weber City, Utah, on the 8th day of November, 2011.

MAYOR:

Jeffery G. Monroe

Attest:

City Recorder: Erika J. Ahlstrom

SOUTH WEBER CITY COUNCIL

Staff Backup Report

Date of City Council Meeting: **08 November 2011**

Title: **South Weber Drive Waterline Discussion**

RECOMMENDATION

Authorize staff to begin design, replacement and bid set plans for the South Weber Drive water line near Riverdale City. A secondary objective is to discuss and provide additional information to the City Council of water pipeline needs and deficiencies on the west end of the community.

BACKGROUND

The City Public Works department has reported multiple water pipeline breaks for a section (apprx. 1100 feet) of pipe from approximately 200 West to the City's western boundary with Riverdale City. According to the City Public Works director Mark Larsen, the pipe is either defective or the soil PH levels are too high for the type of pipe installed. These conditions have caused several line breaks each year for several years. Some segments of the water pipe are being repaired upon previous repairs. More importantly, the pipe line is a known leaker and a significant source of water loss for the community.

Costs for this pipeline replacement were provided by the City Engineer and are estimated to be \$66,440 including contingency costs if the line can be placed outside of the asphalt surface of South Weber Drive. If the line cannot be outside of the asphalt area the cost increases to \$110,550. Monies for this replacement would come from three sources, 50% from remaining bond monies for the water tank & line improvements (approximately \$150,000 remains), 25% from the water fund, and 25% from water Impact fee monies.

A secondary discussion for the Council to consider is the other staff concerns with City's water lines on the west side. Namely, for future project planning purposes the staff will be investigating the following water line replacement project(s): Replace water line on South Weber Drive from 6650 to 475 East, replace water line on 6650 South from Raymond Drive to 475 East and replace water line on South Weber Drive from 475 East to Canyon Meadows Drive. All of these lines are vastly undersized for current fire flow protection needs, are antiquated and in need of constant repair. (See attached map). No recent leak testing has been performed on these lines but City staff suspect there are leaks on these lines that lead to significant water loss.

CONCLUSION

Provide authorization to City staff to design and bid a replacement project of the west end (200 west to Riverdale) water line to save water, reduce hazards, and improve the efficiency and delivery of the City's water system.

Erika Ahlstrom

From: Brandon Jones [brandonj@jonescivil.com]
Sent: Monday, October 31, 2011 4:27 PM
To: Rodger Worthen
Cc: Ben Slater; Mark Larsen; Jami Jones; Emily Thomas; Erika Ahlstrom
Subject: 2011 Waterline Projects - Plans and Cost Estimates
Attachments: 2011 Waterline Projects - Preliminary Plans & Cost Estimates (04-19-11).pdf
Rodger,

As you requested we are working on getting the waterline project going at the west end of South Weber Drive. Attached are the estimates and preliminary plans for the four waterline projects we were talking about in the spring. Now that the Reservoir 4 Project is about closed out, hopefully you have a better idea of how much is left for other projects. According to Mark and Bryan, the high priority is Project #1. If we had more money, the next priority would be Project #3. Project #4 is the next priority. Finally, Project #2 would be the last priority. A Project Cost Summary is the second page of the attached document.

In order to do any of the South Weber Drive Projects, we will need to get a permit from UDOT. Because of this, these will need to be complete plans (i.e. survey, other utilities, property/ROW, etc.). Once you know what project(s) we can afford to do, I'd like to get a surveyor out to get me the topo information I need to start the design. The distinguishing factor between the two costs on each project is whether or not the new line would have to go in the road or could be kept out of the asphalt. A closer cost estimate could be given once we know where the line needs to go. It would be difficult to determine this until a survey is done.

Let me know what you think and how you want us to proceed.

Thanks,



BRANDON K. JONES, P.E.

P: (801) 476-9767

C: (801) 391-9621

F: (801) 476-9768

E: brandonj@jonescivil.com



PROJECT ENGINEER		DATE	
DESIGNED	BKJ	CHECKED	BKJ
DRAWN	TJE	CHECKED	BKJ
SCALE 1" = 600'			
CONSULTING ENGINEERS 1716 East 5600 South South Ogden, Utah 84403 (801) 476-9767			
			
SOUTH WEBER CITY 2011 WATER IMPROVEMENT PROJECTS			
PROJECT OVERVIEW			
SHEET: 1		OF 1 SHEETS	



South Weber City Corporation

2011 Water Improvement Projects

Preliminary Cost Estimate

Project Cost Summary

Date: April 18, 2011

Item	Description	Base Project	Project /w Asphalt
1	Project #1 - South Weber Drive & Approx. 250 West	\$66,440.00	\$110,550.00
2	Project #2 - 6650 South from Raymond Drive to 475 East	\$190,454.00	\$288,931.50
3	Project #3 - South Weber Drive from 6650 South to 475 East	\$185,020.00	\$318,642.50
4	Project #4 - South Weber Drive from 475 East to Canyon Meadows Drive	\$92,400.00	\$156,557.50
	TOTAL (PROJECTS #1 & #3)	\$251,460.00	\$429,192.50
	TOTAL (PROJECTS #1, #3 & #4)	\$343,860.00	\$585,750.00
	TOTAL (PROJECTS #1 - #4)	\$534,314.00	\$874,681.50



PROJECT ENGINEER	DATE	REVISION	DATE	APPROVED			
SCALE		DESIGNED <u>BKJ</u>		DRAWN <u>ZME</u>		CHECKED <u>BKJ</u>	
1" = 100'		DRAWN <u>ZME</u>		CHECKED <u>BKJ</u>			
		CONSULTING ENGINEERS		SOUTH WEBER CITY		SHEET	
		1716 East 5600 South		2011 WATER IMPROVEMENT PROJECTS		-	
		South Ogden, Utah 84403 (801) 476-9767		PROJECT #1 - SOUTH WEBER DR. / APPROX. 200 WEST		OF - SHEETS	
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South Weber City Corporation

2011 Water Improvement Projects

Preliminary Cost Estimate

Project #1 - South Weber Drive & Approx. 250 West

Date: April 18, 2011

Item	Description	Quantity	Unit	Unit Price	Total Amount
1	Furnish and install 8" D.I.P. Class-51 waterline.	1,090	l.f.	\$40.00	\$43,600.00
2	Connect new 8" D.I.P. waterline to existing 8" waterline.	2	ea.	\$1,500.00	\$3,000.00
3	Furnish and install new 8" gate valve with valve box and concrete collar.	1	ea.	\$1,500.00	\$1,500.00
4	Reconnect 3/4" existing service	1	ea.	\$800.00	\$800.00
5	Reconnect 1-1/2" existing service	1	ea.	\$1,500.00	\$1,500.00
6	Remove existing fire hydrants and salvage to City Shop.	2	ea.	\$500.00	\$1,000.00
7	Furnish and install new fire hydrants complete with 6" gate valve, tee on main, and 6" service line.	2	ea.	\$4,500.00	\$9,000.00
SUBTOTAL =					\$60,400.00
10% General Engineering & Contingency =					\$6,040.00
TOTAL =					\$66,440.00

Alternate Bid Items

A1	Construct 8" water line loop under existing obstruction	1	ea.	\$3,000.00	\$3,000.00
A2	Furnish and install import granular backfill for pipe trench where needed	1,180	tons	\$15.00	\$17,700.00
A3	Saw cut and remove existing asphalt	485	s.y.	\$8.00	\$3,880.00
A4	Furnish and install asphalt patch (3" AC 8"UTBC)	485	s.y.	\$32.00	\$15,520.00
SUBTOTAL W/ ALTERNATE BID ITEMS =					\$100,500.00
10% General Engineering & Contingency =					\$10,050.00
TOTAL W/ ALTERNATE BID ITEMS =					\$110,550.00