

SOUTH WEBER CITY COUNCIL MEETING

DATE OF MEETING: 24 March 2015

TIME COMMENCED: 5:45 p.m.

PLEDGE OF ALLEGIANCE: Council Member Poore

PRAYER: Council Member Poff

PRESENT: MAYOR:

Tammy Long

COUNCILMEMBERS:

Scott Casas
Randy Hilton
Michael Poff
Marlene Poore
David Thomas (excused)

CITY RECORDER:

Tom Smith

CITY MANAGER:

Duncan Murray

Transcriber: Minutes transcribed by Michelle Clark

*A PUBLIC WORK MEETING was held at
5:30 p.m. to
REVIEW AGENDA ITEMS*

VISITORS: Elyse Greiner, Blair Gardner, Wendell Pasch, Bryon Saxton, Dan Murray, Brandon Jones, Bob Flinders, Shawn Flinders, Ron & Cathie Soutas, Rachel & Russ Tracey, Perry & Amy McCorkle.

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

APPROVAL OF THE AGENDA: Council Member Poff moved to approve the agenda as written. Council Member Hilton seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poff, and Poore voted yes. The motion carried.

CONFLICT OF INTEREST: There was none

CONSENT AGENDA:

- Approval of March 10, 2015 City Council Work Meeting Minutes
- Approval of March 10, 2015 City Council Meeting Minutes
- Approval of March 17, 2015 City Council Work Meeting Minutes

Council Member Hilton moved to approve the consent agenda. Council Member Poff seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poff, and Poore voted yes. The motion carried.

APPROVALS:

Council Member Hilton moved to open the public hearing for Resolution 15-13. Council Member Casas seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poff, and Poore voted yes. The motion carried.

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

Public Hearing: Resolution 15-13: Final Plat – Highmark Subdivision (Amended), located at approx. the southwest corner of South Weber Drive and 2700 E. (Parcel 13-292-0002 and a portion of 13-034-0051); containing 3.634 acres: Duncan explained the location of Highmark Charter School being Lot 1 and Lot 2 to the north. He said Lot 2 has some property added to it to become Lot 201. Lot 2 will be broken into two parts. There will be two commercial lots being Lot 201 and Lot 202. There has been significant planning to do the layout of the public utilities. All of those arrangements have been worked out.

Dan Murray, Murray Family Investments, explained that the amendment allows the property to extend to the frontage road.

Mayor Long asked for any public comment. There was none.

Council Member Poff moved to close the public hearing for Resolution 15-13. Council Member Hilton seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poff, and Poore voted yes. The motion carried.

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

Council Member Poff moved to approve Resolution 15-13. Council Member Casas seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poff, and Poore voted yes. The motion carried.

Council Member Hilton moved to open the public hearing for Resolution 15-14. Council Member Casas seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poff, and Poore voted yes. The motion carried.

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

Public Hearing: Resolution 15-14: Final Plat – Sunrise Ridge Subdivision, “patio homes,” to be developed by Future Homes LLC, located at approx. 2600 E. 8000 S. (Parcel #'s 13-041-0120 and 13-041-0119); containing 4.54 acres: Duncan explained this subdivision will have 18 lots with patio homes. The property is uniquely sloped, which allowed for the need of a geotechnical report. Brandon Jones, City Engineer, said the main issue for him is the City still needs a letter from Weber Basin Water. Brandon referred to item #2 of his memo of 24 March 2015 and stated according to the Development Agreement, item 3i, a fee in lieu of detention

needs to be calculated and agreed upon by both the City and the developer. The developer's engineer provided the design for a hypothetical detention basin. The developer has requested that the City provide a cost estimate and that the developer's engineer provide his cost estimate for comparison; both cost estimates would be based off of the same hypothetical detention basin. Brandon said he has provided his cost analysis, but has not seen anything from the developer. He would recommend amending the development agreement to include this as an Exhibit, once the final price has been negotiated and agreed upon. He said this fee should be paid prior to recording the plat.

Brandon reviewed item #3 of his memo and stated he has received and reviewed Addendum 2 from Earthtec Engineering to the Supplemental Geotechnical Recommendations (dated March 23, 2015). Brandon said it is his understanding from the initial geotechnical report and the addendums issued thus far that the IBC requires foundation drains be installed on all homes. He said it is also his understanding that a gravity land drain system will be provided for these foundation drains to drain to Lots 8-13 (west side of subdivision); with no gravity land drain line provided for Lots 1-7 and Lots 14-18.

Brandon said according to this addendum, the foundation drains for the lots that do not have land drain system provided should: *"discharge by gravity or pumping to an appropriate discharge location. The discharge location should be away from houses and property lines. The system may be discharged into a sump...soils should allow water from the discharge system, if any, to percolate into the native soils. The foundation drain system may also discharge to a ...sump box...where water, if any, may be easily accessed and pumped out of the sump box."*

Brandon said he is recommending that the developer provide a land drain system to serve all lots. However, based on the information provided by the geotechnical engineer, he doesn't feel that he can require the land drain system for all lots. He said it should be noted; however, that the City does not allow sump pumps to pump groundwater into the curb/street or onto adjacent property. He said all recommendations from the geotechnical engineer for installation of the foundation drains must be followed.

Brandon said notes should be added to reference the additional geotechnical addendums 1 and 2. He said following approval a final set of stamped improvement plans will need to be provided to his office for review and approval. These plans will serve as the approved construction set of plans.

Brandon said a preconstruction meeting will need to be held prior to the commencement of any work. He said the engineer's estimated for the improvements will need to be provided to his office for review and approval of all required improvements. He said this will establish the escrow amount if the developer desires to record the plat prior to installing any improvements.

Brandon said improvements may be installed following the preconstruction meeting and prior to recording of the plat. However, inspection of all improvements is still required. When the developer desires to record the plat, unless approval has expired, the amount required for escrow will be based upon the remaining improvements to be installed. A new approved cost estimate will be provided after establishing what improvements are left to complete. This will establish the escrow amount.

Brandon explained that the developer was required to install storm drain lines as part of this development. Council Member Casas asked if Peachwood detention pond can handle the storm drain run off. Brandon said the Peachwood detention pond does need to upgrades. Duncan said the funds from the developer for retaining water can be used for this. Council Member Casas asked if other subdivisions have been required to have land drains. Brandon said there are subdivisions that have been required to install them. He explained the location where the sewer and storm drain connect on 2175 South.

Wendell Pasch, property owner, said he has been in contact with Weber Basin and the water is available and they do have a "will serve" letter. He said concerning the detention, they will have a couple of local contractors bid. He said concerning the land drain, Earthtec Engineering has done the geo tech. He said there is only one hole that has salt staining; the other six holes showed no salt staining. He said as a developer they want every lot on the west side to have land drains. He doesn't see any reason to do it throughout the rest of the subdivision.

Duncan would recommend deferring to City staff concerning the cost estimate agreement for the detention. Blair Gardner understands that this must be resolved prior to recording the plat.

Mayor Long asked for any public comment. There was none.

Council Member Poff moved to close the public hearing for Resolution 15-13. Council Member Hilton seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poff, and Poore voted yes. The motion carried.

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

Council Member Poff asked about the "Patio Home" reference. Duncan said it is intended to give notice of what this subdivision is. Blair said there will be some patio and some basements. Council Member Poff stated he understood that when this was previously discussed, it was decided to stay away from that reference. Duncan said we may need to look at changing the name of the zone.

Brandon feels comfortable that measures have been taken to help make sure there isn't flooding in the event of a major flood. He said the developer is piping in preparation for a 100 year storm in between the lots; however, he said he can't guarantee there will never be a problem.

Council Member Poff moved to approve Resolution 15-14 subject to the cost analysis being resolved between City staff and the developer. Council Member Hilton seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poff, and Poore voted yes. The motion carried.

SPECIAL PRESENTATION:

South Weber City Website Open House Presentation: Tom acknowledged Amy & Perry McCorkle, Elyse Greiner, Ron & Cathie Soutas, Rachel & Russ Tracey who helped on the committee. He said there is still work that needs to take place. He said they have condensed

information in the tabs with the intent to get anything you want within three clicks. He went through examples of information that is available from City parks to contacting City staff. He said eventually they will include registration for upcoming recreation activities. He discussed the quick links for recreation information, meeting minutes, how to report a problem, pay bills, access the City code, and staff contact information. Elyse explained that the quick links were decided because those were the items that citizens referenced the most. Elyse said the public is welcome to submit pictures that will be swapped out every so often. Council Member Casas said the Communication Committee began about a year ago and this is a major event for our City. He appreciates all those who volunteered time and input on this project. Elyse said this is still a work in progress and if there are any questions or concerns, please let us know. Council Member Poff thanked those who helped with this project.

ADDITIONAL APPROVALS (possible action on):

2015 Municipal Elections Budget/Expenses: Tom recognized Bryan McKenzie in attendance. He said there are two options: current city staff can conduct the 2015 election or Davis County can help. He said he doesn't have thorough knowledge of how to conduct an election. He feels Davis County would be beneficial in helping legally etc. with elections. Council Member Hilton is not opposed to paying the County. He worries about mail elections. He feels if you have to go somewhere to vote, you take the time to look at the issues. Tom suggested deciding what service you want. Council Member Poff proposed doing the paper ballot and work with the County to train election judges, allow others to participate with the cost, allow early voting at the City office.

Bryan McKenzie discussed the services that Davis County provides. He said the paper and extended electronic system is provided by the County. The complete electronic system includes: voting machines, poll worker training, reports, judges, etc.

Council Member Casas is in favor of providing the most options which would be the by-mail option. Council Member Poff about opting out of early voting. Council Member Hilton said most of the staff is relatively new and he feels for that reason the City should go with the County. Council Member Poore said her priority is to give the voter as many ways to vote as possible. Council Member Hilton is concerned about the cost of mailing ballots to everyone in the City.

Council Member Poff moved to contract with Davis County for the 2015 election to include the traditional voting with one polling location and early voting at the City Office. Council Member Hilton seconded. Tom called for the vote. Council Members Poff, Hilton, and Poore voted yes. Council Member Casas voted no. The motion carried 3 to 1.

Resolution 15-10: Davis County for Elections

South Weber City is authorized and required to hold municipal elections in each odd-numbered year. Davis County has equipment and resources needed to carry out an election and is willing to make available the resources and equipment to assist South Weber City in holding its municipal election in 2015.

Council Member Poff moved to approve Resolution 15-10 to go with the traditional election. Council Member Poore seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poff, and Poore voted yes. The motion carried.

Check Register: March 1-15, 2015

Duncan asked if there were any questions pertaining to the check register for March 1-15, 2015. Council Member Casas asked about the fees to the parks for secondary water. Duncan said we reassessed where all the fees were being charged. He said just watering parks come out of park fee. Council Member Casas asked about Staker/Parsons fee for the water leak. Duncan said it is material cost. Mayor Long asked about trouble shooting church street phones (\$2,000 plus). Duncan said that is the company that provides us with SCATA equipment monitoring capabilities.

Council Member Casas moved to approve the check register for March 1-15, 2015. Council Member Hilton seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poff, and Poore voted yes. The motion carried.

Budget to Actual: February 2015:

Duncan asked if there were any questions pertaining to the budget to actual for February 2015. Council Member Poore asked about changing something after it has been approved. Council Member Poff feels it is best to move forward verses going back to make changes. Duncan explained the beer tax that comes in and goes back into the County.

Council Member Poff moved to approve the budget to actual for February 2015. Council Member Casas seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poff, and Poore voted yes. The motion carried.

Request by Bob Flinders to reduce the dedicated right of way by 5' in the proposed new right of way next to the house located at 7486 S. 1900 E., which is proposed to be a part of the Udy Acres Subdivision: Duncan explained that in the meeting held last week the City Council requested additional maps of what the Udy Acres Subdivision would look like with 60' road width verses the City standard of 70' road width. He then reviewed the aerial surveys that include three different options. Option 1 shows the current City standard right of way of 70' road (36' of asphalt). Option 2 shows 3' grass strips and 4' sidewalk. He said the old standard and new standard are exactly the same width in asphalt, but there is a difference in the width of sidewalk and grass area. Option 3 shows a 70' right of way, with the exception of the front of Mr. Flinders home modified to 65' instead of 70'. Mr. Flinders said there would be no grass strip but only sidewalk to the curb. Duncan said Mr. Flinders is requesting the old City standard.

Bob Flinders, 7486 S. 1900 E., said he doesn't want to be billed for the engineering fees. Duncan said no one will be billed for the drawings. Mr. Flinders discussed when the City widened 1900 East it was set up so that there was no sidewalk. He said the minutes from the 14th of October 1997 speak to this matter. He said the aerial survey drawings are incorrect and don't meet the arbitration that was made. He would like to know why a 70' right of way road. Council Member Poff said because that is the City ordinance. He would like to work out an agreement with the developer that includes him giving up 12 ft. of his property. He doesn't want

to have to remove snow because of his health issues. Council Member Poore is concerned about setting a precedent.

Council Member Poff referenced City code 11-4-4B 3 & 4 and discussed whether or not plans include sidewalk in front of Mr. Flinders home. He suggested the Planning Commission decide what size of sidewalk will work best with this subdivision when it is developed. Council Member Poff feels putting money in escrow for sidewalk in front of Mr. Flinders is the best option.

Council Member Poff moved to direct the Planning Commission to give the Council their best recommendation for consideration of a 4' or 6' of park strip as part of the final decision. Council Member Casas seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poff, and Poore voted yes. The motion carried.

REPORTS:

City Manager Budget Preparation Report: Duncan reported that the City is on track with the budget. He said right now they are focusing on revenue. He said April 13th-17th they will start the budget committee meetings. He will try to have proposed budgets organized enough to make sense. He said the budget coding will change. He said this will be an opportunity to make changes. Council Member Poff is excited about how this is shaping up and hopes this will continue for years to come with the budget process. He thanked the City staff for all their work.

Quarterly Report by Recreation Director Curtis Brown: Curtis presented the quarterly report for the Recreation Department. He said he has asked Sportsites for a quarterly fee. He said for basketball he offers a jersey and a ticket when they sign up for the program with a \$10 additional ticket fee. He is currently in the third session of competition basketball 3rd through 9th grade. He said there are 18 teams with approximately \$1800 in revenue. The numbers were down for girls' basketball with more kids playing competition teams. He said it helps to combine with other cities. He said his UFC projector isn't working right now. The Punt, Pass & Kick will be implemented into Country Fair Days because registration in football is dropping. He would like to do more conditioning for football. Senior Luncheon is April 10th. Curtis discussed the need for more soccer coaches. Tom said he would be willing to put information on the web-site. Council Member Poff appreciates what Curtis is doing for South Weber City's recreation program. He requested Curtis put together some stats on what parks are being used and what type of improvements are needed for the parks. Council Member Casas thanked Curtis for being an asset to our City.

Code Enforcement Process: Duncan said the City's code enforcement refers to nuisance issues or concerns reported to the City either by the web-site or calling the City office. He said Mark Larsen is the code enforcement officer. He said there are not a lot of hours available for him to enforce. He said at some point it could happen where we need more enforcement. He would like the Council to monitor it. He likes the option of using the web-site to file a complaint or concern. Council Member Casas said at some point in time the City needs to step it up a notch. Duncan said a lot of cities will have their own built in planner doing code enforcement. He said another option is to look at other public work employees. He said sometimes it is best to get someone who has experience.

MAYOR'S ITEMS:

Hill Air Force Base Hiring: She stated Hill Air Force Base is hiring for 200 positions.

COUNCIL MEMBER ITEMS:

Council Member Casas:

Trees Planted Last Fall: He recently looked at the trees at Central Park and fears because there was no watering, we will lose some of those trees. He would suggest watering them since the secondary water doesn't come on for some time.

Enterprise Fund: He discussed \$534,000 revenue above budget and feels that is in excess because this fund shouldn't be revenue generated. Council Member Poff said at the last meeting we proposed to Mark McRae to look at that. He suggested treating each account individually.

Council Member Poff:

West End of City someone is working on hillside: He would like to know what is going on up there. He said there has been some water running off of the hillside. Duncan will research what is happening and why.

Youth Council USU Leadership Conference: The Youth Council ranked in the top 10 in the leadership challenge.

Youth Council Sponsored Easter Egg Hunt: March 30th at 5:30 p.m. at Cherry Farms Park.

Brad Dee and Ann Milner Legislative Update: He would like to know if they can attend a City Council meeting for an update.

Arbor Day: He will work with Council Member Casas concerning where to plant the tree on Arbor Day.

Gravel Pit Update: He would suggest having them report in April.

Central Weber Sewer District Tour: He attended the tour and felt it was very interesting.

Water Recharging Aquifer: He suggested inviting someone from the County, Weber Basin, Staker/Parson, etc. He suggested looking at notes from Matt Dixon concerning he would meet with.

Cottonwood Drive: Duncan and Mark talked to Weber County Trails. They will be putting in a parking lot some time in June 2015. They also met with the property owners located along Cottonwood Drive. There have been issues with people using their driveways to turn around and feeding their animals. He said the City will install signs and a crosswalk. He said there are some Class C road funds that could be used to improve that road. Council Member Casas suggested looking at doing it in conjunction with the new parking lot.

Council Member Hilton:

April 14th Council Meeting: Council Member Hilton will be out of town.

CITY RECORDER'S ITEMS:

Utah Municipal Clerks Academy Institute: He and Elyse attended a meeting at the Utah Municipal Clerks Academy Institute and received a lot of great information that he will put together and present to the Mayor and City Council.

Bid Process: He feels the bid process has drastically improved. A bid has been sent out for sidewalk repair. He thanked Council Member Poore for the updated bid list.

ADJOURNED: Council Member Casas moved to adjourn the City Council Meeting at 9:01 p.m. Council Member Poore seconded the motion. Council Members Casas, Hilton, Poff, and Poore, voted yes. The motion carried.

APPROVED: _____ Date

Mayor: Tammy Long

Transcriber: Michelle Clark

Attest: _____
City Recorder: Tom Smith

