

SOUTH WEBER CITY COUNCIL MEETING

DATE OF MEETING: 12 May 2015

TIME COMMENCED: 6:00 p.m.

PLEDGE OF ALLEGIANCE: Council Member Poore

PRAYER: Council Member Thomas

PRESENT: MAYOR: Tammy Long

COUNCILMEMBERS: Scott Casas
Randy Hilton
Michael Poff
Marlene Poore
David Thomas

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: Paul Laprevote, Mark McRae, Mark Larsen, Tom Graydon, Debi Pitts, Blaine Land, Maryann Ferrin, Cammy Floyd, Bray Ferrin, Denise Cook, Jan Ukena, Cassandra Carlisi, Jacob Judkins, Casey Watts, Greg Kiefer, Frank Patrick, Travis Nicholson, Nancy Hilton, Derek Tolman, Bryan Wageman, and Stephen Noel.

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 Thomas seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poff, Poore, and Thomas voted yes. The motion carried.

CONFLICT OF INTEREST: There was none

CONSENT AGENDA:

- Approval of April 28, 2015 City Council Work Meeting Minutes
- Approval of April 28, 2015 City Council Meeting Minutes
- Approval of May 6, 2015 City Council Special Meeting Minutes

Council Member Poff moved to approve the consent agenda. Council Member Hilton seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poff, Poore, and Thomas voted yes. Council Member Thomas abstained from May 6, 2015 minutes as he was not in attendance. The motion carried.

Public Hearings and Action On:

Council Member Poff moved to open the public hearing for Ordinance 15-02. Council Member Thomas seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poff, Poore, and Thomas voted yes. The motion carried.

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

Ordinance 15-02: Amendment to the City’s Zoning Map – A change of zoning for Maryann and Brady Ferrin for approx. 1.77 acres located at 739 E. South Weber Drive (Parcel 13-02-0034) to be changed from Agricultural (A) to a Residential Low Zone (R-L): Duncan explained that the Ferrin’s have made application to change approximately 1.77 acres from Agricultural (A) to a Residential Low Zone (R-L) with the intent of subdividing to create a second lot that would be built on. He said this particular zone change is not consistent with the zone but the Planning Commission, with a vote of three to two, recommended approval on 23 April 2015. He said the Planning Commissions reasoning for approval was because of the location, layout, it is on South Weber Drive, it is a flat area tucked in on the hillside, and there are properties around and adjacent to it with smaller lots and similar zoning.

Mayor Long asked if there were any public comments.

Council Member Poff moved to close the public hearing for Ordinance 15-02. Council Member Thomas seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poff, Poore, and Thomas voted yes. The motion carried.

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

Council Member Poff doesn’t feel this would be inconsistent and is in favor of the rezone.

Council Member Poff moved to approve Ordinance 15-02 to rezone property for Maryann and Brady Ferrin for approximately 1.77 acres located at 739 E. South Weber Drive (Parcel 13-02-0034) to be changed from Agricultural (A) to a Residential Low Zone (R-L) for the reason being the following: because of the location, layout, it is on South Weber Drive, and it is a flat are tucked in on the hillside. There are properties adjacent to it with smaller lots and similar zoning. Council Member Poff withdrew his motion.

Council Member Thomas moved to approve Ordinance 15-02 to rezone property for Maryann and Brady Ferrin for approximately 1.77 acres located at 739 E. South Weber Drive (Parcel 13-02-0034) to be changed from Agricultural (A) to a Residential Low Zone

(R-L) for the reason being the following: (1) The property is located along South Weber Drive., (2) It is adjacent to other properties with similar zoning., (3) It is a small parcel (defined as two acres or less)., and (4) subject to the conditions written in the ordinance. Council Member Poff seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poff, Poore, and Thomas voted yes. The motion carried.

Council Member Poff moved to open the public hearing for Ordinance 15-03. Council Member Thomas seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poff, Poore, and Thomas voted yes. The motion carried.

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

Ordinance 15-03: An amendment to Section 10-1-10 Definitions (Building, Height Of) of the South Weber City Code: Duncan explained in the past it has been difficult to decide the building height. He said Ordinance 15-03 will define and clarify the building height measurement

The proposed amendment is as follows:

BUILDING, HEIGHT OF: The vertical distance from the average finished grade at the outside corners of the front façade of the building to the highest point of the roof. Where, due to unusual building design, there is no corner, the average grade will be measured at point of tangency with a line perpendicular to the front property line.

Mayor Long asked if there were any public comments.

Jan Ukena, 7948 S. 2100 E., asked about taking it from the finished grade and if the roof is too high. She said Salt Lake City goes from natural grade. She said they have torn down houses because of it.

Tom Graydon, 2056 E. Cedar Bench Drive, explained the location of his home and how it sits on the lot. He said it depends on what corner to look at and the natural terrain of the ground. He said height is an issue for the Fire Department.

Council Member Poff moved to close the public hearing for Ordinance 15-03. Council Member Hilton seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poff, Poore, and Thomas voted yes. The motion carried.

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

Council Member Thomas moved to approve Ordinance 15-03 to amend Section 10-1-10 Definitions (Building, Height Of) of the South Weber City Code with the change of using the word “finished grade” to “existing” or natural grade”.

Further discussion on the motion took place. Council Member Thomas explained the reason for changing the wording. He said he has had too many cases in which a developer manipulates the grade.

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

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

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

Resolution 15-15: Adopt a Tentative Budget for Fiscal Year 2015-2016: Duncan Murray, City Manager, has submitted the 2015-2016 Tentative Budget to the City Council. He explained the budget process that took place with committee members meeting and putting together this budget. He said this is a balanced budget. He said even though South Weber City has one of the lowest property taxes in Davis County, we have done really well with what we have.

Mark McRae thanked the City Council for their input during this process. He explained that suggestions made at the committee meetings helped them to arrive to the tentative budget. He said the amount to come from the general fund balance has been reduced (see page 4 of the 2015-2016 tentative budget). He said the amount designed for a Fire Vehicle Replacement Plan is now \$85,000.

Concerning infrastructure replacement plan, Councilmember Thomas doesn't see anything going into that. Mark said there is no excess revenue coming in that could go in there. Discussion took place concerning the need for a new water tank. Mark said there was a restructuring of \$4,000 in salaries. He then reviewed the 2015-2016 tentative budget table of contents which includes: 2015-2016 Budget Message from Duncan Murray, City Manager, General Fund Revenues, General Fund Department Summary, Legislative Department, Judicial Department, Administrative Department, Public Safety Department, Fire Department, Building Inspection Department, Streets Department, Class "C" Roads, Parks Department, Capital Projects Fund, Recreation Fund, Country Fair Days Fund, Water Utility Fund, Sewer Utility Fund, Sanitation Fund, Storm Sewer Utility Fund, and Consolidated Fee Schedule.

Council Member Thomas discussed the Fire Department budget and said they had discussed increasing the compensation. Fire Chief and department declined it.

Council Member Poore asked about moving the snow removal of the park and ride from Class C roads. She said it should be reduced. Mark said it is now under parks and includes all expenditures associated with that. He will take a look at that and make a change.

Council Member Poore would like more specifics on how Mark came up with amounts for vehicle maintenance etc. Mark said we looked at historical and went through the line items. He said most items are expendables. Council Member Poore asked about an increase in maintenance and equipment supplies in the Fire Department. Chief Graydon said some of those items were combined. Council Member Casas asked about a cost of living increase and why that hasn't been discussed. Duncan said last week we started looking at capital project plans, vehicle replacement plans, and consolidated fee schedule, etc. Mark said the combination of COLA (Cost of Living Adjustment) and merit system is \$14,400.

Mayor Long asked if there were any public comments.

Council Member Poff commended the City staff on this year’s budget process. He would like to move Tom Smith over to a salary position and increase his salary. He would also like to see a per call increase for the Fire Department. He then referenced page 35 (Capital Projects Fund) line 45-31-300 Sales and Use Taxes of \$68,000 and would like to move that item to page 4line 10-31-300.

Council Member Poore would like to know if there is any fund balance left over for a rainy day. Mark explained page 4 contribution from General Fund surplus and asked are you putting money into savings or drawing it out. He said last year too much was put into savings. He said there is a certain amount maximum you can have in the General Fund. Council Member Thomas suggested adding to the highlight section a description of the funds. He would like to suggest putting the Fund Balance of the various funds in a footnote at the bottom of the page. Mark said building up the Fund Balance will help with infrastructure maintenance or special projects. Paul Laprevote said he has a template that he has used in his previous city that would be helpful in explaining the Fund Balances in each fund. Mark said these are excellent comments and suggestions that can be included in this document.

Council Member Thomas suggested changing the wording/title on the top page 51 to say Water Utility Fund instead of Water Impact Fee Fund. Mark said he will make that change. Council Member Thomas discussed the page 64 of the Water Fund and is concerned about the rates not being enough to cover cost. Mark is aware of this and said that is an item that will need to be discussed further.

Bryon Saxton asked what is the amount of the total budget? He also asked what is the current call-out fee for the fire fighters? Chief Graydon said it is based on the certification level. It is an average of \$13 to \$14. He said South Weber City is very low compared to other cities. Bryon asked how many part-time and full-time employees will the COLA effect? Council Member Thomas said the total budget is approximately 5.6 million. Duncan said there are approximately 14 full-time employees and 8 part-time employees, which doesn’t include the Fire Department.

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

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

Council Member Poff moved to approve Resolution 15-15 adopting the tentative budget for Fiscal Year 2015-2016 with the following conditions:

- 1. Leaving in the current COLA figures**
- 2. Add the Fund Balances to the report**
- 3. Fund Balance expectation**
- 4. Transfer the sales tax from the Capital Projects Fund to the General Fund line 10-31-300.**

- 5. **Build in a salary City Recorder increase in a restructure utilizing the off set that we save.**
- 6. **Increase the Fire Department part time wages by \$3,600 to represent an increase in per call.**

Council Member Thomas seconded the motion. Further discussion on the motion took place. Council Member Casas doesn't want to borrow out of savings to run the City. He said the budget is getting tighter and tighter. Council Member Thomas understands that but a lot of it is to fund the capital projects.

Tom called for a roll call vote. Council Members Casas, Hilton, Poff, Poore, and Thomas voted yes. The motion carried.

Council Member Poff moved to open the public hearing for Resolution 15-18. Council Member Hilton seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poff, Poore, and Thomas voted yes. The motion carried.

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

Resolution 15-18: Adopt a Fire Department Vehicle Replacement Plan: Duncan stated this is a resolution for the approval of setting aside \$85,000 for a Fire Department Vehicle Replacement Plan as part of the 2015-2016 Fiscal Year Budget and each Fiscal Year Budget thereafter.

Mayor Long asked if there were any public comments.

Chief Graydon stated once a quarter he discusses this item with the City Council and states it is important to put together a plan. He said had this been done 20 years ago, we would be in a much better place today. He feels that moving ahead the City should consider this for all their equipment and not just the Fire Department.

Council Member Poff appreciates the Fire Department. He stated over the past five or six years there has always been a question as to what it to be set aside for a Fire Department vehicle. He said by doing this it shows commitment that we are going to fund a plan. He would also suggest including Zions Bank report concerning the amount to set aside.

Council Member Hilton suggested holding off on this resolution until review of the final budget so that the public has the opportunity to make comment. Council Member Casas disagreed. Council Member Thomas said feel the Fire Department Vehicle Replacement Plan should be it's own fund.

Duncan said concerning Council Member Hilton's comments, there is an option to change the effective date on the resolution.

Travis Nicholson, 1870 E. Erica Way, is a fire fighter for the City and said to have this get deferred would be frustrating. He said they have waited six years for this.

Council Member Poff moved to close the public hearing for Resolution 15-18. Council Member Casas seconded the motion. Tom called for a roll call vote. Council Members

Casas, Hilton, Poff, and Thomas voted yes. Council Member Poore voted no. The motion carried 4 to 1.

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

Council Member Poff moved to approve Resolution 15-18 to adopt a Fire Department Vehicle Replacement Plan. Council Member Casas seconded the motion. Tom called for a roll call vote. Council Members Casas and Poff voted yes. Council Member Hilton, Poore, and Thomas voted no. The motion was denied 3 to 2.

Council Member Poff moved to table until final budget. Council Member Casas seconded the motion. Tom called for a roll call vote. Councilmembers Casas, Hilton, Poff, Poore, and Thomas voted yes. The motion carried.

Action on:

Check Register for April 1-30, 2015: Mayor Long asked if there were any questions concerning the check register for April 1-30, 2015.

Council Member Poff moved to approve the check register for April 1-30, 2015 with the understanding that the check register will now be on the City Council agenda once a month. Council Member Casas seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poff, Poore, and Thomas voted yes. The motion carried.

COUNCIL MEMBER ITEMS:

Council Member Poff:

Resolution 15-18: He understands the concerns with this resolution; however, he is appreciative of the tentative budget report.

Council Member Hilton:

Burn Plant: Garbage will to put in the landfill until burn plant receives some maintenance.

Council Member Poore:

Fire Department: She really feels they will find cuts to support a Vehicle Replacement Plan.

CITY RECORDER ITEMS:

Training Rural Water Association of Utah: He attended a training meeting and felt it was a positive experience.

CITY TREASURER ITEMS:

Paul Laprevote: He commended those who helped with the Tentative Budget and the process.

ADJOURNED:

Council Member Thomas moved to adjourn the City Council Meeting at 8:03 p.m. to enter into a closed executive session for the purpose of discussing the character or fitness of an individual(s). Council Member Hilton seconded the motion. Council Members Casas, Hilton, Poff, Poore, and Thomas voted yes. The motion carried.

APPROVED: _____ **Date**
Mayor: Tammy Long

Transcriber: Michelle Clark

Attest: _____
City Recorder: Tom Smith