

SOUTH WEBER CITY COUNCIL WORK MEETING

DATE OF MEETING: 9 June 2015

TIME COMMENCED: 5:32 p.m.

PRESENT: MAYOR:

Tammy Long

COUNCILMEMBERS:

**Scott Casas
Randy Hilton
Michael Poff
Marlene Poore
David Thomas**

CITY MANAGER:

Duncan Murray

CITY RECORDER:

Tom Smith

Transcriber: Minutes transcribed by Michelle Clark

VISITORS: John Grubb, Paul Laprevote, Brent Poll,

CONSENT AGENDA:

- **Approval of May 26, 2015 City Council Work Meeting Minutes**
- **Approval of May 26, 2015 City Council Meeting Minutes**
- **Approval of May 2015 Check Register**

Council Member Casas would like to review the Best in the West Lawn care invoice for \$4,498. Council Member Poff asked about the status of leaving off the check register the names of those kids who are being paid to referee. Duncan said he will look into that again. Council Member Casas asked about the \$101,000 payment to Weber County Sewer District. He would like to look at in excess of half a million in revenue verses expenses. He explained that for the last two months he has tried to get a fiscal year 2015 report from Mark McRae, and still does not have it. He will have a difficult time increasing the utility rate because he really wants to see the math on this. He said South Weber City has the highest utility fee out there. Duncan said, keep in mind, a rate study will take place in the next few months. Council Member Poff said it comes down to whether we have a healthy fund balance. Council Member Poore discussed the \$165,000 increase contribution from fund balance. She was hoping that the Fund Balance Summary would tell her what is in savings minus what is used for fund contribution and then what is left. Duncan said Mark was unable to finish that report. Council Member Poore is concerned about pulling from the fund balance to pay for things. Duncan said there is still a fund balance for next year. He said the budget passed a year ago showed that we would use from the fund balance, but we did not have to use as much as we thought. Council Member Poff said this shouldn't hold up passing the budget. Duncan said we can have this information in the next couple of weeks. He said the challenge is that over the last couple of weeks we have had some curve balls.

Council Member Poore asked about the status of Rural Water coming and making a presentation. Tom explained that the City needs some information for his analysis. Council Member Hilton is

concerned about opening this up because some people may complain about garbage because they may not dump as much garbage.

Resolution 15-19: Amendment to the Staker & Parson Companies Development Agreement Regarding Parcels of Real Property Previously Owned by Staker & Parson Companies

Duncan discussed the recent property that Staker Parson Companies sold next to the Highmark Charter School and the Park and Ride. He said the 2003 development agreement was recorded and development guidelines were placed on those properties, which included an entry way feature to the City, adequate vegetation, and an outdoor feel to them. He said the challenge is that some guidelines include a grass median down the middle of South Weber Drive, which would be difficult to maintain. Council Member Poff explained the reasons why and said it was because the City thought they would develop all at once and that is not the case. Duncan explained that Dan Murray is currently in the process of having the water and sewer lines installed. Council Member Poff asked if they will be following the specific commercial development guidelines overlay. Duncan said the City Planner and City Engineer went through what they thought would apply. He said Maverik Gas Station is ready to purchase the property but isn't in agreement with the development guidelines.

REPORT AND ADDITIONAL APPROVAL:

Report on Staker & Parson Companies Gravel Pit Operations: Duncan explained that he has been in discussion with Staker & Parson Companies. He said Dak Maxfield, from Staker Parson Companies, will be in attendance to present a report on the dust mitigation, which includes a \$40,000 machine (dust buster) that can be used to mitigate dust.

Resolution 15-21: To Approve of a Request for Proposals Process to Retain a Consulting Firm to Create Concept Plans for the Future of the Staker & Parson Companies Gravel Pit; and to Jointly Fund, With Staker & Parson Companies, the RFP Process and the Retention of a Consulting Firm: Duncan explained that at some point we need to resolve what the gravel pit will be used for in the future. He receives questions all the time concerning what the future plans are. He feels the quicker the City decides the better. He said if Staker Parson Companies is willing to help pay for the study, that would help. Council Member Thomas said he discussed with Randy Anderson that Staker Parson pays half for the study. He is concerned about the slope and would suggest a 1 to 2 slope. He said Weber Basin is not interested in a large lake, but a pond in the bottom of the pit.

Adjourned at 6:00 p.m.

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

Transcriber: Michelle Clark

Attest: _____
City Recorder: Tom Smith