

SOUTH WEBER CITY COUNCIL MEETING

DATE OF MEETING: 9 June 2015

TIME COMMENCED: 6:05 p.m.

PLEDGE OF ALLEGIANCE: Council Member Casas

PRAYER: Council Member Poff

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: John Grubb, Debi Pitts, Brent Poll, Casey Watts, Brody Sanzone, Brittney Youngberg, Jamie Patrick, Frank Patrick, Merrilee Gorringer, Mike Watts, Dak Maxfield, Cassandra Carlisi, Regina Grigohn, Derek Tolman, Neil Hiarth, Wayne Winsor, Cheryl Bamborough, Jake Judkins, Spencer Hafer, and Johnathan Soderquist.

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, Poore, Thomas voted yes. The motion carried.

CONFLICT OF INTEREST: There was none

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 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, and Thomas voted yes. Council Member Poore abstained from the 26 May 2015 minutes as she was excused from the meeting. The motion carried.

APPROVALS:

Budget Presentation by the City Manager: Duncan Murray, City Manager, presented the highlights for the FY 2015-2016 budget. He said the infrastructure planning will include hiring a consultant to conduct a study for the City. They will review capital facilities plans, impact fee analysis, utility rate study which will include: sewer, water, storm and sanitation, and a replacement plan for long range streets infrastructure. Concerning the court/judicial projects, Duncan explained that the court is going “paperless” and will be making security upgrades.

Duncan reviewed the planned parks and trails projects which include: big toys at Central Park and Cedar Loop, a second baseball diamond and parking lot at Canyon Meadows Park, the purchase of property for Canyon Meadows Park extension, and parks and trails master plan updates.

Concerning street projects, Duncan discussed the 475 East overlay and rebuilding of Heather cove Street (Raymond Drive). Sewer projects will include an upgrade to the sewer line along 6650 S. to Cottonwood Cove.

Duncan then discussed the Fund Summary. He said the biggest part of summary is the General Fund at 38%, Water 18%, Sewer 12%, Capital Projects 7%, Sewer Impact 6%, Sanitation 6%, Recreation 5%, Storm Sewer 3%, Recreation Impact 1%, Water Impact 1%, Park Impact 1%, and Storm Sewer Impact 1%. He explained the General Fund Departments with the largest being the Administrative (City Hall operations) at 36%, Class “C” Roads 22%, Streets 9%, Parks 8%, Fire 7%, Public Safety 7%, Judicial 5%, Legislative 3%, and Building Inspections 3%. He explained where the money comes from. He said 40% comes from charges for services, 25% from contributions and transfers, 23% from taxes, 4% from impact fees, 3% from licenses and permits, 3% from intergovernmental revenue, and 2% from fines and forfeitures. Duncan discussed the General Fund Taxes with the highest coming from sales and use taxes at 50%, 25% franchise/other, 23% current year property taxes, and 2% from fee in lieu- vehicle registrations. Duncan reviewed the Consolidated Fee Schedule. He said this year there will be a 7.6% “pass-through” rate increase CWSID (Sewer Treatment), No City rate increases (Sewer collection, water, storm, sanitation, etc.), and late fee increase of \$15. He discussed the commitment to put away \$85,000 per year starting 7/1/2015 for a fire vehicle replacement plan. He said exact types of vehicles to be determined later.

Duncan reviewed the amendments to the FY 2014-2015 Budget, which will include the following:

General Fund

Budgeted Expenses without Transfer	\$ 2,002,640
Budgeted Revenue	\$ 1,815,413

Estimated Actual Revenue	\$ 2,149,903
Estimated Actual Expense	\$ 2,033,827

Amendments to the FY 2014-2015 Enterprise Funds include:

Enterprise Funds

Budgeted Revenue	\$ 2,179,200
Budgeted Expense	\$ 2,033,996
Estimated Actual Revenue	\$ 2,485,521
Estimated Actual Expense	\$ 2,256,123

Duncan believes that in moving forward in the future the City needs to finish the process of doing the utility rate study to help identify where we are headed and long term infrastructure replacement.

Council Member Poore would like a listing of salaries for the employees concerning the building inspection fund (\$128,00). She would like to look at contracting out the building inspections.

Council Member Poff thanked all those involved with this year’s budget process. Council Member Hilton agreed. He said this has been a much clearer budget. Council Member Poore knows the staff has put in a lot of effort. Mayor Long thanked the staff as well. Council Member Casas said this is a balanced budget and commended the staff.

Council Member Poff moved to open the public hearing for Resolution 15-16. 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 15-16: Adopt the Amendments to the 2014-2015 Fiscal Year Budget

Mayor Long asked for public comment.

Brent Poll, 7605 S. 1375 E., said it is good to see so many people here tonight. He said in the past the budget has not been user friendly. He likes the fact that it is being more transparent. He said there is one issue that they should have been budgeting for. He said when the City purchased Central Park there has been only one family that has been paid which is the Poll family. He said the City has never paid the Dickamores or the Daines. He feels the decent thing to do is to pay for it. He said back in 2012 he came before the City and the Mayor and Council at the time met in a closed meeting and made a decision. Council Member Poore asked about the amount or time frame. Mr. Poll said between \$70,000 and \$85,000 as he recalls. Council Member Thomas said there is a lot more history than what Mr. Poll is saying. He said in looking at the transaction and how subdivisions are approved, there is a lot more to it than meets the eye.

John Grubb, 6966 S. 475 E., complimented the Council and staff. He said he attended many of the meetings. He thanked Duncan for the excellent presentation.

Council Member Poff moved to close the public hearing for Resolution 15-16. 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 said it has been a process and understanding that the budget is balanced. He doesn't want anyone to get the wrong sense.

Council Member Poff moved to approve Resolution 15-16. Council Member Thomas seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poff, and Thomas voted yes. Council Member voted Poore no. The motion carried 4 to 1.

Council Member Poff moved to open the public hearing for Resolution 15-17. 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 15-17: Adopt the 2015-2016 Fiscal Year Final Budget and June, 2015

Consolidated Fee Schedule: Duncan said this budget has been broken out by funds and departments. This makes it more "user" friendly. He explained that the Consolidated Fee Schedule is also included.

Mayor Long asked if there was any public comment.

Wayne Winsor, 7813 S. 1800 E., said there is an inconsistency in the 401K contribution. He said under Parks budget there is a \$22,500 increase for UTA Park and Ride. He asked what changed because he feels that is a large amount. He said there is \$15,000 for trees and beautifications and would like more explanation. He said the biggest issue is the Capital Projects, \$235,000 to go to parks, but what is the priority. He said the City Engineer amount budgeted for has not changed.

Duncan said the park and ride previously a lot of those costs were distributed in other line items and have now pushed them into one line item. Concerning trees and beautifications, it is now consolidated into one place with trees for the parks. Council Member Thomas said the money for parks is coming from a restricted fund. Duncan said there is a certain standard amount offered as a match on 401K. He said somehow we need to gage what the priorities are for the public.

Merrilee Gorringer, 2252 E. 7875 S., said she is a crossing guard by the South Weber Elementary School. She said the judgment of parents driving their children to school can be dangerous. She said when she was hired they were a little concerned about her being quiet. Her first day she learned that she would need certain skills for the job. She said the children and drivers have different levels of judgment. She said this is a job that has danger to it. She said her point is that being a cross guard is not a cake walk. She said it is a life on the line daily. She said all the crossing guards are moms trying to help supplement their families. She then discussed South Weber City crossing guards being the lowest paid.

Duncan said in the current proposed budget for next year there is a 3% increase for crossing guards. He said there is a commitment to review other cities rates over the next few months. Council Member Hilton said there is a concern for the safety for the children. He asked what the City can do to help with that. Mrs. Gorringer said she can talk about that at another time. She discussed the safety concerns with the children being located so close to where the buses are turning. Duncan said the City staff is cognizant of this and stated he meets with the Davis County Sheriff's Department in which they have discussed these areas. Council Member Casas would be very interested in hearing Mrs. Gorringer's thoughts and concerns. Mayor Long said she has video footage that she has taken that she would be willing to show.

Council Member Thomas moved to close the public hearing for Resolution 15-17. 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.

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

Council Member Poff congratulated the City staff again for their work on this budget. He appreciates the descriptions of all the expenses which have been very helpful. He would like to see descriptions for the revenues in the future. He discussed Country Fair Days and having a self sustaining budget. He said the City has added a Finance Director and although there is a substantial increase for that position, hopefully, to have a budget this transparent, there is someone available to help do that. He wants to be clear that he is not in favor of a property tax increase. He referenced page 2 (budget message) and suggested striking to words "cost of living" and put "merit". He would also encourage and suggest the late fee for utility billing being consistent with Layton City. Council Member Casas discussed South Weber City having one of the highest utility billings. He said discussion has been taken place concerning looking at charging residents on the amount of water they use verses a set fee. He understands there is a rate increase. Council Member Thomas discussed South Weber City having one of the lowest property tax rates in Davis County. He said we don't generate enough money. He recognizes sacrifices. He said our employees are some of the poorest paid. He said there are items that will need to be discussed with tough decisions to be made. He would ask that in terms of fund balance, have the fund balance with the cash on hand instead of those that have the assets included. He said we need to start thinking about how to pay for a new water tank. He appreciates the fact that staff was able to make sure we did not subsidize from the fund balance in funding \$85,000 for the Fire Department.

Mayor Long said two years ago on May 2013 the Council discussed a pay raise and that didn't happen. She said there are cities that are giving a 1.5%.

Council Member Poff moved to approve Resolution 15-17 and change the wording "cost of living" to "merit". He also added that the late fee for utility payment be consistent with Layton City's fee which is \$5.00. Council Member Thomas 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.

ACTION ON:**Resolution 15-18: Vehicle Replacement Plan: Fire Department Vehicles**

Duncan said this is a funding plan for all Fire Department vehicles. He said this resolution would set aside \$85,000 for each year for funding fire vehicles. He said it doesn't obligate to purchase specific types of vehicles.

Council Member Poff said there have been a lot of different efforts on this particular item. He said Zions Bank conducted a study which is where this amount came from. He said hopefully the City can get to the same point with City wide vehicles.

Wayne Winsor, 7013 S. 1800 E., said he would like to see the cash flow and is concerned if there is a cap on how high the fund with go. Council Member Poff said the study recommended the \$85,000. Chief Graydon said when the information was put together and turned over to Zion's Bank, the City received a plan that includes financing etc. They came up with four options. He then explained the plan for replacing vehicles depending on a certain number of years.

Tom Graydon, 2056 Cedar Bench Drive, discussed the Fire Department and the fire fighters who are paid per call. He said there is currently Engine 1 that is reaching the twenty year point and a truck that is reaching the forty year point. He said we are trying to set aside money in the budget to replace vehicles. There was a study from Zions Bank that has a suggested amount to be set aside.

Casey Watts, 1856 E. 7840 S., said she dispatches for emergencies for Weber and Morgan County. She feels the Fire Department needs equipment that protects them as well as residents.

Cassandra Corlisi, 1856 E. 7840 S., said she pays insurance every month and feels the vehicle replacement plan protects the public.

Council Member Hilton said the Fire Department does a great job for our City. He said the City needs protection and he is thankful to those who protect our City.

Frank Patrick, 963 E. 7375 S., thanked the Council for approving this plan to the budget.

Tom Smith said the Zions Bank study recommends property tax increase. He said it does make us fiscally responsible. He said the vehicle plan would be on rotation. He said you can do it by mileage and date. He said that is why it has taken staff time to prepare a vehicle replacement plan. He said having a plan in place creates many benefits.

Council Member Poff moved to Resolution 15-18. 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 Casas was excused at 7:40 p.m.

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

Duncan explained the properties that have recently been sold by Staker & Parson Companies. He said sewer and water improvements have been going in on the property on the south side of South Weber Drive. He said there are design guidelines that apply to the property that came about in 2003 with the Development Agreement between South Weber City and Staker & Parson Companies. It appears that the theme behind the guidelines was to make sure there is an entry way feature, adequate landscaping, and an outdoors theme to the area. He said there are areas that water is not available to maintain landscape. He said the City staff is suggesting looking at creating new guidelines.

Council Member Poff said it is important to note that the original intent was to do it as one complete development. He referred to line 3 in the fifth “whereas” clause, he would suggest striking that line. He would also recommend striking the second in the “therefore be it resolved” clause.

Council Member Poff moved to approve Resolution 15-19 as amended. Council Member Hilton seconded the motion. Tom called for a roll call vote. Council Members Hilton, Poff, Poore, and Thomas voted yes. The motion carried.

REPORT AND ADDITIONAL APPROVAL:

Report on Staker & Parson Companies Gravel Pit Operations: Dak Maxfield, Real Estate Manager for Staker & Parson Companies, discussed a phasing update and stated they have completed phase one, two, and three. He said they are working on the slope on phase three. He said in terms of excavation they are focused on the floor of the gravel pit. He said they have made some personnel changes in hopes that they will focus on the dust mitigation. He said they have not had any dust exceedance this year. He said there have been concerns with dust mitigation. They have added seven more wind fences. He said there are concerns with getting enough water pressure for the water cannons. He said the wind disturbs their spray patterns. He said they have looked at other solutions. One of those solutions includes a “dust boss”. He said this equipment articulates side to side and covers a wide area. He said they will purchase one for now and possibly more. The cost of each dust boss is approximately \$40,000. The wind helps capture the moisture particles to capture the dust. He said the dust boss uses less water in which you can increase or decrease the size of the droplet. He said they have treated all the roadways with magnesium chloride.

Council Member Poff asked about the exposed surface. Dak said they are still in two areas and once that is completed they will be solely excavating slowly in the floor of the pit. Paul Laprevote asked when their budget cycle starts. Dak said they budget in September. Council Member Poore asked if there is much dust coming out of the reclamation areas. Dak said there shouldn't be any dust coming from the reclamation area. He said it is only those areas that have been disturbed. Council Member Poore said they have had residents concerned about that. Dak said they would be happy to take anyone on tour. Duncan asked about the hours of operation. Dak said they are operating on the original operating hours. He said in the past they have submitted a letter to the City concerning any changes in operating hours. Council Member Poff asked if the City is okay to use the parking area for the parade. Dak said, “yes”.

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 said the City staff receives questions from individuals concerning the future plans for the gravel pit. He said this resolution would allow the City and Staker & Parson Companies to retain a consulting firm to create concept plans for the future of the gravel pit. He recommends appropriating up to \$25,000 from the Capital Projects Fund to pay for the RFP process and for a design consultant planning firm, with the understanding that Staker & Parson Companies will contribute an equal amount (as the City) to pay for the RFP process and for a design consultant planning firm. Council Member Thomas said he has approached Staker & Parson Companies concerning this item. He would like the designer to put together some scenarios and entertain public comment. He said right now they are finishing slopes and depending on the future of the pit, those slopes need to be at least a 1 to 2 slope. He said Weber Basin is in favor of a large pond in the bottom, but not a lake. He said there are several options that need to be looked at. He understands Parson & Staker Companies is willing to go in half on the consulting firm. Council Member Hilton asked when the pit would be closed. Dak said it all depends on the economy and market. Council Member Hilton said it bothers him that they are already finishing slopes. Council Member Poore asked if the City is assuming the land will be given to them. Council Member Thomas said it may be that Staker & Parson Companies may want to donate a portion of the property, or they may want to redevelop something in terms of commercial development for themselves. He said part of the design study will include what those options would be. Council Member Poff said without some kind of direction or guidance, you can't bring people to the table.

John Grubb asked if the Federal Government has mining laws that mandate the finished state of a mining operation. Council Member Thomas said it mandates a 1 to 1 ¼ slope, which probably wouldn't leave anything developable. Council Member Poff said the City doesn't have to purchase all the lands. He said this would give us a baseline of what we want to work towards.

Council Member Poff moved to approve Resolution 15-21 and would recommend assigning a citizen to the committee. Council Member Thomas seconded the motion. Tom called for a roll call vote. Council Members Hilton, Poff, Poore, and Thomas voted yes. The motion carried.

PUBLIC COMMENTS:

John Grubb, 6966 S. 475 E., said Canyon Meadows Park has sat for six years. He feels looking towards the future of the gravel pit is a good thing.

Regina Grigohn, 1885 E. 7840 S., said she is a crossing guard at the South Weber Elementary School. She said the crossing guards are the only line of defense for the children. She has been there four years. She said substitutes make the same amount as those who have been there for years. She said the high school kids at the recreation center make more than them. She said the kitchen help makes more than them. She said a 3% is less than .25 cents. She would hope that the City takes this into consideration when approving the final budget.

MAYOR'S ITEMS:

Wasatch Front Regional Council: Mayor Long said the City should be receiving documents for the sidewalks.

American Ninja Warrior: Mike Stanger, resident from South Weber, is competing in the American Ninja Warrior.

Dates for Pay Raises: Mayor Long said she will get this information to be added to the minutes.

COUNCIL MEMBER ITEMS:

Council Member Poff:

Country Fair Days: Country Fair Days will be held 1 August 2015 to 8 August 2015. The rodeo will be held on Tuesday night instead of Thursday.

Flags: Stacie Whitford, Flag Coordinator, will coordinate with the scouts in putting up flags.

Country Fair Day Movie in the Park: The movie will be Big Hero Six.

Candidates for Council: He appreciates all nine applicants stepping up to run for the City Council openings.

Council Member Hilton:

Landfill Updates: He reported the Landfill is currently working on the smell. He said if any residents have concern they may contact Preston Lee 801-638-3849.

CITY MANAGER ITEMS:

City Newsletter: The newsletter layout will be changing.

CITY RECORDER ITEMS:

Air Conditioning Status: Tom met with Davis County School District concerning the air conditioning at the Family Activity Center. They will be working on the thermostats.

Country Fair Days Donations: Tom stated Staker & Parson Companies has donated \$7,500 for Country Fair Days. The Mayor and Council thanked Dak for their donation.

Flag Day Schedule: Tom reported that the Flag Day schedule is located on the web-site.

Elections Update: The Primary Election will be August 11th voting from 7:00 a.m. to 8:00 p.m. or 9:00 p.m. The City staff is recommending a "Meet the Candidate" Night at Highmark Charter School and South Weber Elementary School. Tom explained what took place in the previous City he worked in. He said they had each candidate set up a booth for two days for a couple of hours. He said the target dates would be July 29th & 30th.

ADJOURNED:

Council Member Thomas moved to adjourn the City Council Meeting at 8:45 p.m. Council Member Poore seconded the motion. Council Members Hilton, Poff, Poore, and Thomas voted yes. The motion carried.

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

Transcriber: Michelle Clark

Attest: _____
City Recorder: Tom Smith