

CITY COUNCIL MEETING

DATE OF MEETING: 15 October 2019

TIME COMMENCED: 6:00 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT

PRESENT: MAYOR:

Jo Sjoblom

COUNCIL MEMBERS:

Blair Halverson
Kent Hyer
Angie Petty
Merv Taylor
Wayne Winsor

CITY ENGINEER:

Brandon Jones

FINANCE DIRECTOR:

Mark McRae

CITY RECORDER:

Lisa Smith

CITY MANAGER:

David Larson (excused)

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Terry George, Kathy Devino, McKay Winkel, Julie Losee, Jeffrey Judkins, Hayley Alberts, Jacqui Layton, Kaylie Layton, Quin Soderquist, Kaila Alvey, Paul Sturm, Sandra Layland, Lisa Sweatfield, Michael Grant, Amy Mitchell, Jean Jenkins, Sherrie West, Mark West, Tammy Long, Natalie Browning, Brandyn Bodily, Chris Pope, and Amy Hayes.

Mayor Sjoblom called the meeting to order and welcomed those in attendance. She excused David Larson from tonight's meeting as he and his wife recently had a baby girl.

PLEDGE OF ALLEGIANCE: Councilman Taylor

PRAYER: Councilman Winsor

Swear in Judge Memmott:

Mayor Sjoblom explained Judge Memmott was chosen through a rigorous process, recommended by her, and ratified by the Council last week. He was officially sworn in.

Swear in Youth Council

Mayor Sjoblom related each fall applications are solicited from youth desiring to serve a one-year term on the Youth Council for South Weber City. The South Weber City Youth Council, supervised by Michael Poff, is an organization serving the community while teaching the principles of responsible government. Examples of past service included the annual Easter Egg Hunt, Breakfast with Santa and Country Fair Days assistance.

Hayley Alberts, 7560 S. 1740 E., urged the City Council to review closely the Horrock's study that was completed for South Bench Drive and the projected congestion by 2040. She proposed the possibility that additional HAFB and Layton City traffic had not been factored in. She questioned the necessity of the water line replacement project for Cottonwood Drive referencing the 2016 Capital Facilities Plan. She wondered what would be bumped to allow this project completed sooner. She claimed the City has a habit of not getting reimbursement funds back from developers. (see Addendum #4 Alberts)

Tammy Long, 2178 E. Deer Run Drive, asked if the cost has changed for the water line replacement since its estimation. She identified property owned by Wasatch Integrated Waste Management and pointed out is not a maintained park as shown on a map. She identified areas of the same map that have easements. She recommended state, federal, and wetland easements be identified on the General Plan. She was concerned the road for a Layton connection would require additional width. She inquired on the cost to maintain the proposed road. She opposed the Knolls property being rezoned for residential use.

Sherry and Scott Slager, 2569 E. Deer Run Drive Councilwoman Petty read an email communicating concerns about South Bench Drive. (see Addendum #5 Slager)

Kathy Devino, 2480 E. 8300 S., related an incident when an intruder entered her home while she was inside. She equated more roads with more crime.

Becky Morrel, 1912 Cedar Loop Dr., had misgivings about a Layton connection. It could affect her children's safety and her home value. She challenged the Council to keep the community upscale.

Mayor Sjoblom opened response from the Council. Councilwoman Petty related sensitive land areas and easements research is already underway, and staff has requested a wetlands map. She clarified the developer is not rezoning the Knolls property. The current zoning allows for residences. Councilman Hyer shared the same concerns with the contamination as citizens. He doubted going up over the hill was a realistic plan. He explained Mayor Sjoblom soliciting for funds was to verify whether the project was feasible. He stated studies will confirm or deny the viability of the connection road. He reiterated the great need to connect streets within our City. He recalled the emergency with the Uintah fire. He validated the Peek family's concern about a road going through their family farm. He suggested the possibility of a frontage road along Interstate 84 and connecting to D.R. Horton subdivision. He stressed the importance of the City having a long-term plan. He recounted there are areas that aren't suited for good traffic flow in the City. He did not favor the connection to Layton City. He disclosed that Mayor Sjoblom works hard for this City and she doesn't have a personal agenda, but a sincere desire to do the best she can for South Weber. He articulated the Mayor's work with UDOT had been successful in obtaining grant money. He reiterated his respect for Mayor Sjoblom and announced she has done a phenomenal job.

Councilman Halverson asked Terry George to be patient while the amendments to the General Plan continue to be reviewed. Mayor Sjoblom thanked Councilman Hyer for supporting her. She emphasized a city needs a plan. She noted the Council looks at all the information to make informed decisions. She thanked participants for their comments. She pronounced nothing has been done to intentionally hurt the City or hide anything. She conveyed she does not serve for

Project No.	Project Description	Rated 1-5, with 5 being highest priority and 0 being only with development			Total Rating
		Criticality	Condition	When Needed	
1	Enter into contract with WBWCD for Impact Fee Pass-Through method of purchasing water	5	5	5	15
2	Upsize to 8" pipe: 1375 East, south of Lester; 7600 South, west of 1375 East; 1800 East, south of 7775 South; 1750 East, south of 7775 South; Jensen Circle; 1250 East, between South Weber Dr. and Lester Dr.; replace lead joint pipe on Canyon Dr. between 1375 E and 1300 E	4	5	4	13
3	Install new generator at Church Street pump station	5	1	5	11
4	Construct new supply line from West Bench reservoir(s) to South Weber Dr. at 475 E. for secondary feed to zone 1, including PRV; connect 925 East to S. Weber Drive	4	3	4	11
5	Relocate transmission line to East Bench Reservoir #3	3	4	4	11
6	Replace West Bench Reservoirs (#1 and #2) with new 1.5 MG West End Bench Reservoir	3	4	4	11
7	Connect Lincoln Lane and 2750 East; upsize to 8" 8075 South, 2575 East, and 2350 East (south of Deer Run Dr.); upsize US 89 crossing at 8075 South to 12"; abandon existing 4" PSV and replace with new 8" PRV and line on Peachwood Dr.	4	3	3	10
8	Automate Weber Basin well feed to Reservoirs #1 and #2 to match supply to system demand	2	4	3	9
9	Rehabilitate Well #1; add new generator; modify controls	2	4	3	9
10	Upsize Cottonwood Dr. to 8" line	3	2	2	7
11	Upsize to 8": 7875 South; 7925 South; Peachwood Dr. between 7925 South and Peachwood Way; 8100 South between Peachwood Drive and 2300 East; 2300 East; 2175 East; 7875 South between 2100 and 2175 East; 2100 East between 7800 South and City Park	3	2	2	7

Mark McRae, Finance Director, clarified this project is identified in the budget in the water fund. Councilman Winsor queried why the project should be moved from a priority #8 to a priority #2 and what area that would leave at risk. Brandon explained recent results place it as equal priority to the #2. He explained Cottonwood Drive is on a completely different system and the fire flow is between 650 gpm and 750 gpm when minimum requirement is 1,000 gpm to 1,500 gpm.

Cottonwood Drive Resurfacing

Completing the replacement of this waterline now will allow for the resurfacing of Cottonwood Drive to take place as soon as the City makes that decision. If the resurfacing were to be budgeted for in the next fiscal year, the City could potentially save the cost of the asphalt patch that is part of the waterline replacement project. If not, the trench would be patched; but with the waterline being replaced, the road would be ready to be resurfaced whenever the City was ready to fund that project.

Recommendation We recommend approval of the Cooperative Agreement to get the Cottonwood Drive waterline replaced and upsized to a 10" line.

The developer (McKay Winkel) has supplied some suggested revisions to the Cooperative Agreement that was included in your original packet, sent last Thursday.

Here is my summary of the revisions:

- Owner name revised
- Clarification to include a statement about the City accepting the improvements
- Clarification that the Developer will pay their contractor, and THEN request reimbursement from the City. Payment from the City to be made within 15 days after being approved. I have asked Mark McRae, and he indicated that this was not a problem.
- The contractor will use the City's Construction Contract. This will ensure that liquidated damages can be charged if necessary. This contract also contains other coverage and protection to the City.
- Clarification that any projected costs in excess of the \$350,000 will be negotiated and approved before the work is done. Anything above a 5% contingency will come to the City Council for approval.
- Indemnification obligations would expire for both parties 12 months after the acceptance of the improvements.

These revisions have been reviewed by the City Attorney, Doug Ahlstrom, and he indicated that he did not see any problems with the proposed revisions by McKay.

Councilman Halverson moved to table the cost share agreement with FM Winkle Family LLC for Cottonwood Drive water line until December 10, 2019. Further discussion took place concerning the options in which the developer could pay for engineering fees. **Councilman Taylor seconded the motion. Councilmembers Halverson, Hyer, Petty, Taylor and Winsor voted aye. The motion carried.**

Councilman Halverson directed the City staff to work with the developer to design and bid the project.

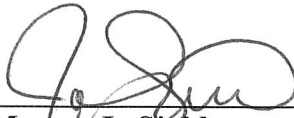
New Business: (None)

Reports:

Councilman Taylor: met with Public Safety Committee and was working with the Davis County Sheriff's Department concerning crimes committed in the City in the last five years.

Councilman Halverson: reported at the Planning Commission meeting held on 10 October 2019 preliminary approval was given for Knolls Development located at approximately 7200 S/ South Weber Drive (parcels 13-020-0017, 0028, 0030), approx. 43.02 acres by developer Mike & Diane Ford (Fords Inc.) subject to the following conditions:

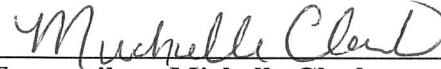
APPROVED:



Mayor: Jo Sjoblom

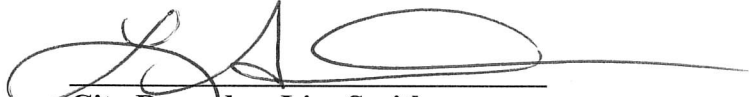
Date

11/19/19



Transcriber: Michelle Clark

Attest:



City Recorder: Lisa Smith