

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 23 August 2022

TIME COMMENCED: 6:00 p.m.

LOCATION: Council Chambers at 1600 East South Weber Drive, South Weber, UT

PRESENT: MAYOR:

Rod Westbrook

COUNCIL MEMBERS:

**Hayley Alberts
Joel Dills
Blair Halverson
Angie Petty
Quin Soderquist**

FINANCE DIRECTOR:

Mark McRae

CITY ATTORNEY:

Jayne Blakesley

CITY MANAGER:

David Larson

COMMUNITY SERVICES DIRECTOR:

Trevor Cahoon

CITY RECORDER:

Lisa Smith

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Michael Grant, Ralph Knudsen, Lynn Poll, Jeremy Davis, and Gary Boatright.

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

1. Pledge of Allegiance: Councilman Halverson

2. Prayer: Mayor Westbrook

3. Public Comment: Please respectfully follow these guidelines:

- Individuals may speak once for 3 minutes or less: Do not remark from the audience.
- State your name & city and direct comments to the entire Council (They will not respond).

Paul Sturm of South Weber City complained the Planning Commission packet did not contain all the options for Moderate-Income Housing.

Lynn Poll of South Weber City opined the city has a spending problem and should not be raising taxes. He indicated new vehicles at the fire department as an example. He denounced the dust coming from the construction company at the top of the hill in Layton City. He also noted the traffic at South Weber Elementary needs reconfiguration.

Ralph Knudsen of South Weber City had a streetlight in front of his home that has been out for over a year and requested it be repaired.

Michael Grant of South Weber City reviewed Planning Commission spoke about higher density zones to satisfy moderate-income housing requirements. He believed the R-7 is dense enough as traffic

problems would only increase. He disagreed on an increase for the Planning Commission. He asked for an update on the “No Turn on Red” sign at 2700 East South Weber Drive.

ACTION ITEMS

4. Consent Agenda

- **July 12 Minutes**
- **July 26 Minutes**
- **July Check Register**

Councilman Soderquist moved to approve the consent agenda. Councilwoman Alberts seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

Councilman Halverson moved to open the public hearing for Title 10 Chapter 3 Planning Commission Section 1 Established and Planning Commission Stipend Amount. Councilwoman Alberts seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

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

5. Title 10 Chapter 3 Planning Commission Section 1 Established and Planning Commission Stipend Amount:

Mayor Westbroek asked if there was any public comment.

Gary Boatright of South Weber City expressed as a resident and member of the Planning Commission he opposed an increase. When he applied, he wanted only the opportunity to serve. He researched what other cities pay their Planning Commissions and only Washington City pays \$150 each month .

Jeremy Davis of South Weber City supported the increase in the stipend and mentioned people’s time is worth something. He acknowledged he is willing to pay extra in taxes for the City Council to receive an increase as well.

Councilwoman Alberts moved to close the public hearing for Title 10 Chapter 3 Planning Commission Section 1 Established and Planning Commission Stipend Amount. Councilman Halverson seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

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

The Planning Commission is currently paid \$63.00 per month or \$189 per quarter. It was proposed to increase the stipend to \$150 per month. Councilwoman Petty favored the increase because it shows appreciation for their service. Councilman Soderquist reported if the increase is adopted, South Weber City would have one of the highest paid Planning Commissions in the state. He supported leaving it at \$63.00 per month. Councilman Halverson agreed. Councilwoman Alberts did not favor the increase.

6. Ordinance 22-13: Title 10 Chapter 3 Section 1 Planning Commission Established

City Attorney Jayme Blakesley reviewed state law regarding the process for establishing compensation rates of City Council and Planning Commission members. Current city code outlines a different process than what state law dictates necessitating a change to city code no matter the amount of stipend chosen.

Councilwoman Alberts moved to approve Ordinance 22-13: Title 10 Chapter 3 Section 1 Planning Commission Established amending the stipend to \$70 per month. Councilman Halverson seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, and Soderquist voted aye. Councilwoman Petty voted nay. The motion carried 4 to 1.

7. Resolution 22-41: Certified Property Tax Rate of 0.001273

Each year the city must adopt the certified tax rate to allow the county to collect property taxes on the city's behalf and distribute them once collected. On August 9, 2022 the City Council held a Truth-in-Taxation hearing on the proposed certified tax rate of 0.001273. This is a decrease of 16% from the 2021 certified tax rate of 0.001522. Councilman Soderquist questioned if the city should accept the county's amount and pull from city funds that have been saved for a rainy day. Finance Director Mark McRae pointed out if the certified tax rate is changed, then the Council needs to decide what expenditures in the budget will be adjusted.

Councilwoman Alberts recounted the city being behind and the possibility of falling further behind. Councilman Dills added he did not like the idea of taking from the future to pay for something now. He charged there will be a higher cost for items next year and cutting expenditures is not a reasonable proposition at this time. Councilman Halverson favored the proposed rate because he still thinks the city's budget is underfunded and cannot function with current inflation rates. He encouraged holding the 2021 rate. Councilwoman Petty agreed.

Councilman Dills proclaimed there are tax relief options. Mr. McRae stated in the state of Utah the counties collect property taxes, so they also offer deferral programs. Mayor Westbrook acknowledged all the hard work that has gone into the budget. He communicated the city is trying to function and is not asking for more than is needed given the high inflation in the last six months.

Councilwoman Alberts moved to approve Resolution 22-41: Certified Property Tax Rate of 0.001273. Councilman Dills seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, and Petty voted aye. Councilman Soderquist voted nay. The motion carried 4 to 1.

8. Resolution 22-42: Final 2022-23 Budget with Consolidated Fee Schedule

Staff and the City Council have worked together over the past several months to put together a balanced budget for all funds which is fiscally responsible and meets the needs of the city for the fiscal year ending June 30, 2023. A public hearing was held on June 8, 2021 for public comment on the Tentative Budget. Included as part of the budget is the Comprehensive Fee Schedule which will also become effective July 1, 2022. Finance Director Mark McRae will amend the budget item for the Planning Commission stipend approved earlier.

Councilwoman Petty moved to approve Resolution 22-42: Final 2022-23 Budget with Consolidated Fee Schedule. Councilman Halverson seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, and Petty voted aye. Councilman Soderquist voted nay. The motion carried 4 to 1.

9. Ordinance 22-14: Chapter 12 Flood Control

Dana Shuler, of Jones & Associates, reported Title 12 Flood Control is South Weber City's ordinance to guide development in floodplains. FEMA recently issued new maps and studies for Davis County which must be adopted by the effective date of September 15, 2022 or flood insurance policy holders the risk losing their insurance coverage. Staff from administration, legal, engineering, and planning along with a FEMA Region 8 representative have reviewed this new ordinance. A public hearing was held on July

14, 2022 at the Planning Commission. After receiving public input, the Planning Commission voted to recommend adoption of the new ordinance. Some minor changes were made afterward by the city attorney and “community” was changed to “city”.

Councilwoman Petty moved to approve Ordinance 22-14: Chapter 12 Flood Control. Councilman Soderquist seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

10. Digital Sign

The Mayor and City Council have discussed the city’s digital sign in front of Maverik on South Weber Drive many times. Staff received email confirmation from UDOT on Wednesday, June 29, 2022 that “the department agrees that this is a viable option for solving the sight triangle issue and will remove the no right turn on red condition when the sign is moved.” Yesco has provided an official bid to move the sign to the south at \$7,311.00. Preparation work to remove the two side columns will be no more than \$1,500. A total project budget has been established at \$9,000. Councilman Halverson voiced his distress with the cost to move the sign because citizens cannot follow the law. Councilman Soderquist disagreed and proffered the intersection will be safer.

Councilman Soderquist moved to approve the digital sign reconfiguration for \$9,000. Councilwoman Alberts seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Dills, Petty, and Soderquist voted aye. Councilman Halverson voted nay. The motion carried 4 to 1.

DISCUSSION

11. Moderate-Income Housing

Community Services Director Trevor Cahoon reported 2022 House Bill 462 - Utah Housing Affordability Amendments became law on June 1st, 2022. This law modified many of the provisions related to affordable housing that were in the 2019 SB 34 legislation. In order to ensure that jurisdictions are not only envisioning the increase of moderate-income housing but establishing concrete steps to make it happen, HB 462 amends the code to require the inclusion of an implementation plan. In their August meeting the Planning Commission passed the recommendation of options (A), (B), (E), (F), (X), and (W) as potential items and wished to let the City Council make the ultimate decision on what to include.

Mr. Blakesley cautioned the City Council not try to sidestep the requirements from the state. He expressed failure to comply would have a political and not a practical consequence. Mr. Larson added the city would be ineligible for state funding if they do not comply. Councilman Soderquist lamented the legislature’s attempt to lower housing costs does not work because of the small size of South Weber. He questioned if there is a means to request an exception. The City Council asked staff to return with plans for options (B), (E), (F), and (I).

REPORTS

12. New Business

Update on Streetlight Service: David Larson reported Black & McDonald is aware the streetlight located by Mr. Knudsen is out and assured him it will be fixed within 14 days. Councilman Soderquist wondered if there is a problem with follow up on complaints. Mr. Larson responded there is a process on the city website to file work orders and they are emailed directly to the staff responsible.

REPORTS**12. New Business**

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13. Council & Staff

Mayor Westbroek: announced Wasatch Integrated Waste Management District Landfill has completed the dome portion which should be much better for South Weber.

Councilman Dills: reported on the Day of Service September 10th. The city has a list of projects that will be posted on the city website and given to larger organizations throughout the city. He reviewed the adopt-a-park concept, recounted the Train Club offers rides with donations, and requested Davis County Sheriff's Department report on the quarterly number of speeding tickets. He relayed the Code Committee met and is working on the re-write of the R-7 Zone and business licensing.

Councilwoman Alberts: encouraged everyone to support the Day of Remembrance at the Davis County Fairgrounds September 7-10. She solicited ideas for an upcoming Scarecrow Festival. The Public Safety Committee met with South Weber Elementary and Highmark about traffic issues. South Weber Elementary is already looking at options that must be approved by the school board.

Councilman Soderquist: communicated he toured the Staker Parsons gravel pit with Mayor Westbroek, Trevor Cahoon, and David Larson. Fugitive dust amounts are high. Councilman Halverson acknowledged Mr. Poll's concerns with the company in Layton City who is crushing cement. He queried who could help since its outside of our jurisdiction. Mayor Westbroek will pass the information to the County Commissioners. David Larson will contact the county administrators.

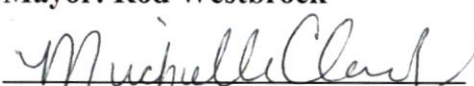
Councilwoman Petty: petitioned for applicants to serve on the Youth City Council.

City Manager David Larson: explained the new seating configuration is part of staff's solution for upgrading city hall at a minimal cost. More complete plan will come forward after bids are received.

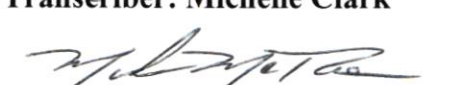
ADJOURN: Councilwoman Petty moved to adjourn the council meeting at 8:49 p.m. Councilman Halverson seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

APPROVED:  **Date 09-13-2022**

Mayor: Rod Westbroek


Transcriber: Michelle Clark

Attest:


Deputy Recorder: Mark McRae

