

**TREMONTON CITY CORPORATION
CITY COUNCIL MEETING
AUGUST 20, 2024**

Members Present:

Wes Estep
Jeff Hoedt
Bret Rohde
Lyle Vance
Blair Westergard
Lyle Holmgren, Mayor
Bill Cobabe, City Manager
Linsey Nessen, Assistant City Manager
Cynthia Nelson, City Recorder

CITY COUNCIL WORKSHOP

Mayor Holmgren called the August 20, 2024 City Council Workshop to order at 6:00 p.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Holmgren, Councilmembers Estep, Hoedt, Rohde, Vance, and Westergard, City Manager Cobabe, Assistant City Manager Nessen, and City Recorder Nelson. The following Department Heads were also present: City Planner Jeff Seedall, Public Works Director Paul Fulgham, Police Chief Dustin Cordova, Fire Chief Brady Hansen, Main Street Manager Sara Mohrman, and Treasurer Sharri Oyler.

1. Presentation on Golden Spike Project Area – Stephanie Pack and Scott Wolford with Inland Port Authority, and Shawn Milne BRAG

ss. Pack said we are coming up on the one-year anniversary of the creation of the Golden Spike Project Area. We have completed the recruitment of Lakeshore Learning. They are largely located in Garland just over the border of Tremonton, investing \$500 million and creating over 500 jobs. We are thrilled about what they will be for the region in terms of employment and community partnership. We are working with over 23 active recruitment projects currently considering the County and with the Governor's Office of Economic Opportunity with EDC Utah on these recruitment projects. We have recruitment projects coming directly from the Governor's Office of Economic Opportunity, but the lion's share come from EDC Utah. We have launched a full marketing package for the project area in the County. The County and Brigham City have requested to add some additional acreage into the project area. We have a 12-month amendment cycle, but will have another amendment cycle in 2025.

Mr. Wolford provided a history about the Port Authority. He said the Port Authority was formed in 2018 when the legislature designated 16,000 acres in the northwest corner of Salt Lake City as a port jurisdiction area. We have a very targeted approach to building projects of regional economic significance. Lakeshore Learning is going to bring around 500 jobs. They are also bringing 25 trucks per day. We will try to get as much of that traffic off your streets and onto the railway. We just created our 11th project area statewide. We do not have permitting or zoning authority. We have no land use authority

so anything we do is through a partnership with Councils and Commissions. We align to what the vision of the local community is. We become your administrative agents to recruit the types of businesses you want. We are excited about the prospect of other opportunities in Tremonton. Our plan is to create regions of economic significance in all these communities. Communities invite us in to create these project areas around their industrial and logistics assets, like rail lines, interstates and airports. These are locations that can utilize tax increment going back and reinvesting in these assets and create economic prosperity in these areas.

Mr. Wolford said the primary tool the Port Authority has is the ability to freeze property tax revenue for 25 years at a base rate. You are collecting property tax revenue and we want to increase the property value. There are two additional streams—25% of the increase is the differential that continues to go through taxing entities, while 75% of the increase comes to the Port Authority. That must be spent in the project area and does not leave your community. It is administered by the Port Authority, but the City tells us what you want it to spend it on. In many communities, it is for infrastructure. It can also be used as incentive to bring in an industry you want. There is a 5% administrative fee, but the rest goes to the City and is used for the benefit of your area. When asked how infrastructure would be paid for, Mr. Wolford said Spanish Fork has created a public infrastructure district (PID) that is in the process of bonding. They are going to borrow enough money to cover the expense of the infrastructure. The PID protects the citizens and it is not backstop by sales tax. They put a three-year delay on the payment so it gives time for construction to begin and the property values to go up. That 75% is used to cover the debt service. You use the bond to borrowed money upfront to then create the revenue that will pay the debt service. We have a lot of protections. We take a conservative estimate and have good partners. The PID borrows not the city. There is no liability or financial exposure onto the citizens of Tremonton. Ms. Pack said there is significant growth here and this tool allows the City to take that new growth and use it to reinvest back into your community. We want to see this increase increment invested into infrastructure that is going to benefit the project area. We want to see these tools be leveraged by the City to make generational impact. The lifespan of this project area is 25 years and depending on where the City wants to invest, it could be a tremendous tool in providing enormous impact that we are going to see for the next 20 to 30 years.

When asked about the southwest corner property and why it is not connected, Ms. Pack said this area is part of a proposed amendment to the project area. This region is currently in unincorporated Box Elder County and is in Tremonton's annexation plan. The current land use authority is the County, but in the future, it will be Tremonton. Mr. Milne, who is the director of the regional economic development and intergovernmental affairs for BRAG, said the County Commission has considered a long list of potential sites to put into this amendment cycle. This is one closely associated with Tremonton. The County enter into the agreement with the understanding that when an owner or tenant of a parcel comes forward to develop, they would seek annexation. Tremonton would get first right of refusal. Tremonton would have the first opportunity since it is in your annexation plan.

Mr. Wolford said we are building partnerships for the long-term. What you document up front in your interests and intentions will be very important because someone will come along and may want to do something different. If you do not document it then they may have leeway. The devil is always in the details, and you want to make sure you explain your wishes at the very start of this. I would also suggest you have documentation that says when they need to begin annexation requests with the City. Councilmember Vance said that land would be dedicated toward Inland. If another business wants to locate in that vicinity, they have to come through the port authority to put their business there? Mr. Wolford said no, the only thing that changes is where the property tax comes. There is no difference for property owners. They would never know unless they ask for help with infrastructure and we tell them about the tools available for that. The current Golden Spike project area already has Tremonton and Garland in it. It has already noted what industries you are keen on. They realize the relationship will change over time, but you get to start by acknowledging what your vision of this land could be and the industries you want in it.

Councilmember Hoedt said we have evolved into a quasi-bedroom community, with a little lower housing cost. We have a net loss every day of over 7,000 workers who go south for higher-paying jobs. With the housing costs booming all across the Country, a lot of the jobs and workers will not be able to afford a one-bedroom basic apartment. If we have some higher-paying jobs we would not be enhancing the bedroom community aspect, we would be enhancing the people who work here, too. Mr. Wolford said as they put together incentives, you could insist the company hit minimum thresholds for salaries before the community is willing to incentivize them. That is appropriate and a smart thing to do to build your own community. You have a workforce we can recruit.

2. Discussion on conflicts of interest – Jeff Hoedt

Councilmember Hoedt said at a recent meeting we shared the State statute regarding conflicts of interest. What it did not include was the City ordinance. He read, a conflict of interest shall include any conflict listed in the Municipal Officers and Employees Ethic Act contained in Utah Code. That is the State law. A conflict of interest shall include any voting matter where the matter being considered shall have a direct impact on financial gains for a member or their immediate family. When a conflict of interest arises, the conflicted member shall not vote. The member shall not debate the matter and the mayor shall excuse the conflicted member from the bench. The conflicted member may remain in the Council chambers. The conflicted member shall make no effort to persuade the non-conflicted members on the matter for which a conflicted member has a conflict. When we adopted the budget on June 18, several of those points were violated. The conflicted member was not excused from the bench. The member discussed the issue, which influences it. The member seconded the motion to pass the budget, which was an invalid second, and yet we voted and adopted the budget. We need to be accountable and make sure the public is aware of what is going on. Our ethics and morals will be as high as we can possibly make them. Do we have a budget legally or not? Or do we need to take further action to finalize that? I am trying to learn more about our ordinances and make sure we stay on track. I was approached by public members afterward about what

was going on. I then delved into it and have communicated back and forth with the Mayor and City Manager since. Mayor Holmgren said I think this is a question for our City Attorney to delve into. I do not believe there was anything malicious intended.

3. Review of the agenda items identified on 7:00 p.m. City Council Agenda
4. ***CLOSED SESSIONS: No closed session held at t this time.***
 - a. ***Strategy session to discuss the purchase of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms; and/or***
 - b. ***Strategy session to discuss the character, professional competence or physical or mental health of an individual; and/or***
 - c. ***Strategy sessions to discuss pending or reasonably imminent litigation; and/or***
 - d. ***Discussions regarding security personnel, devices or systems***

The meeting adjourned at 6:58 p.m. by consensus of the Council.

CITY COUNCIL MEETING

Mayor Holmgren called the August 20, 2024 City Council Meeting to order at 7:03 p.m. The meeting was held in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Holmgren, Councilmembers Estep, Hoedt, Rohde, Vance, and Westergard City Manager Cobabe, Assistant City Manager Nessen, and City Recorder Nelson. The following Department Heads were also present: City Planner Jeff Seedall, Public Works Director Paul Fulgham, Police Chief Dustin Cordova, Fire Chief Brady Hansen, Main Street Manager Sara Mohrman, and Treasurer Sharri Oyler.

1. Opening Ceremony:

Mayor Holmgren informed the audience that he had received no written or oral request to participate in the Opening Ceremony. He asked anyone who may be offended by listening to a prayer to step out into the lobby for this portion of the meeting. The prayer was offered by Councilmember Rohde and the Pledge of Allegiance was led by Councilmember Hoedt.

2. Introduction of guests: Mayor Holmgren welcomed those in attendance.
3. Declaration of Conflict of Interest: None.
4. Approval of Agenda:

Motion by Councilmember Vance to approve the agenda of August 20, 2024. Motion seconded by Councilmember Westergard. Vote: Councilmember Estep - aye, Councilmember Hoedt - aye, Councilmember Rohde - aye, Councilmember Vance – aye, Councilmember Westergard - aye. Motion approved.

5. Approval of minutes – July 30, 2024 and August 6, 2024

Motion by Councilmember Rohde to approve the minutes stated above. Motion seconded by Councilmember Estep. Vote: Councilmember Estep - aye, Councilmember Hoedt - aye, Councilmember Rohde - aye, Councilmember Vance – aye, Councilmember Westergard - aye. Motion approved.

6. Years of Service Awards

- a. Justin Ashby, Janitor – 5 years: Mayor Holmgren thanked him for this service.

7. Presentations:

- a. Steering Committee recommendations on Main Street/Midland Square revitalization – Co-Chair Jared Lewis

Mr. Lewis said over the course of the last few months, the Main Street Steering Committee has met and put together suggestions for the revitalization of downtown. The Main Street Steering Committee is a group of citizens, business owners, and landowners appointed by the Mayor to give the Council aid and recommendations concerning that revitalization. We are not a decision-making body. The mission of the Committee is to assess the current Main Street environment by observation, public input, discussion, and then make recommendations to the Council to create a functional and inviting Main Street. We envision an inviting, vibrant, functional Main Street by recommending beautification, and amenities that will embolden active citizenship, invite and grow strong business enterprises and preserve our strong heritage. The main concerns we identified for Main Street are a lack of economic activity and identity. This spans the whole of Main Street from the freeway to the Crossroads. Our focus for now is from the Malad River to the Tremont Center. People in Tremonton want a Main Street full of businesses that are useful and sustainable. They want to feel tied back to the things that make us different. History, legacy, and pride are all important. Historic Main Street must be the first to exemplify these qualities. Is Tremonton City business in decline? Not really. Sales tax revenue show consistent growth. We are not resurrecting Main Street from the dead. These recommendations are aimed at encouraging our businesses to thrive in the marketplace.

Mr. Lewis reviewed the eight recommendations the Committee has for the Council. We believe these things would be best done in order. They include tree removal and replacement on historic Main Street, removal of old signage, a walking tour brochure and QR codes, wayfinding signage, specifically for parking, sidewalk repairs, Main Street redesign, a public art theme, and facade grants. The first has resulted in more controversy than I would have thought. The reasons for concern with trees on Main Street are overgrowth, obstruction of businesses, root intrusion on foundations, and the long-term health of trees. Some of these trees have reached the end of their lifespan. We received business owner input. Of those, 77% suggest the trees be removed and replaced with more suitable ones. We had 18 different business and landowners surveyed (some of those own multiple locations) so 18 different people were surveyed and 14 of those agreed we should remove the trees. I posted on Tremonton Classifieds an informative article and this is one of the comments we received from a former Main Street business

owner. “From a business owner on Main Street, we loved the trees, but some of them are actually starting to compromise the integrity of those historical buildings. We had a huge store front and no one could see it because of the trees. I love the trees, but agree it would benefit the businesses more to have them removed or replaced with a species that is less invasive.” Mr. Lewis said that is a good example of a lot of business owners’ feelings on these trees on Main Street. The recommendation from the steering committee is for the Council to prepare to remove overgrown, unsightly and otherwise intrusive trees on Main Street, prepare to install trees that would better serve the mission of inviting people to look at and enter businesses. This would include putting trees in a uniform pattern that does not obstruct businesses or adding breeds that are more suited for an urban environment and easier to maintain.

Mr. Lewis said next is the walking tour brochures. These would be printed online, telling the story of Tremonton. They would lead people to murals, businesses, and restaurants. QR codes would be on murals to bring stories of these paintings to life. This can be done at a relatively low cost and is building on existing work. We recommend the Council do the following: arrange development of a brochure of attractions in Tremonton and place QR codes on murals and memorials to tell their story through text or video. Next, is removal of old signage, which is inexpensive, fast and has already been approved from various business owners. Our recommendation is to remove any of these outdated signs from Main Street. The best way to make a space look better is to get rid of clutter. Next is sidewalk renovation. We recommend the Council research and allocate funds to fix Main Street sidewalks, clear hazards, and improve the condition of walking spaces. Then there is wayfinding or signage that will direct drivers to destinations, amenities, and parking. Studies show there is more parking than you would think. There is not a clear direction to get there. I am told we have funding for this. For the Main Street redesign, there is a lot of meat to this one. Redesigns would include adding bump outs in sidewalks and creating more parking on Main Street. We would configure water for plantings. There is also electrical for decorative street lighting. Then there are the street lights themselves with poles, banners, hanging baskets and the like. For decorative lighting there are pole effects and accent lighting that can be done all the way across Main Street. Greenery could be added to the poles to add color and freshen the air. We recommend adding water lines for automatic watering. We could then put accent lighting along Main Street. This would help business owners be united in celebrating the holidays. We can have more parking by creating bump outs in these sidewalks and more beautiful intersections. This would all add vibrancy. It would also improve safety and mobility of all road users.

Councilmember Hoedt said kudos to you and Jim Abel for co-chairing the committee and for all the effort the committee has put forth. We do need to better communicate with the public. I would hope the City would consider doing a town hall with a good interface for two-way communications. We have to help people understand and agree that we do have a problem and something needs to be done. Then we would look at the resolutions to that problem. Councilmember Rohde said thank you. The Steering Committee did exactly what we asked them to do. We need to have some meetings and start making decisions. Mayor Holmgren said I agree wholeheartedly. The Steering Committee has done a

fantastic job identifying these issues. We hope to be able to continue to use you. We appreciate you.

Mr. Lewis said we would also suggest facade grants. I went through every single comment on that post and made a short list of concerns. One of them was that these buildings are going to look ugly once we get the trees removed. We recommend that once they are removed, there would need to be updates. Downtown should focus on some easy initial project wins. The first projects in revitalizing commercial districts are typically signage and storefront renovations. We recommend and hope the Council does employ our efforts.

8. Public comments:

Darlene Hoedt said I appreciate the presentation. The Steering Committee came up with some great ideas. My biggest concern tonight is that you follow through and continue to go out to the public for input. I think people do not realize what is going on and I do not want people to not appreciate the Council and the work you do. I have a couple suggestions. One would be to hire an economic developer. When you do that, make sure you get somebody who is qualified not just available. Also, a long-range planner and a zoning code enforcement officer so the police are not always the ones going out for zoning issues. Our City manager and planner are doing a great job. I think they would benefit by having these other positions to support them. Thank you.

Ben Greener said I would like to thank you for fixing 1000 North. I have lived up there 17 years and that has been a horrible road. It looks like it is going to be a great road when it is done. Thank you for getting the weight limit restriction signs back up on the east and west end of that road. I also would request that you put signage before a person gets to 2000 West so they know they are not supposed to be there and could take that truck route going south. Another concern I have is a new sign at Taco Time that is very low. The button you push to go across the street is five feet from the main pole and as a pedestrian you become hidden behind that sign. It is a bad situation. I do not know how that ever got approved so close to the intersection. I request you take a look at that. I have asked Rusty about the street, I live on—Mountain Road. Both ends say Mountain Road, but at 2660 and further down the cul-de-sac it just says 1045. That causes issues on the GPS for my address. All my legal documents say Mountain Road. I have asked Rusty to get the right sign back up because it does affect things. If someone turns on 2660 looking for Mountain Road they are going to fly right by because there is no sign that says it.

Roger Fridal, former Mayor, said Director Fulgham and I were talking about improvements to Main Street. This discussion started in 2012. This is not a new idea. When someone mentioned removing the trees on Main Street, I was happy. I thought that was the best thing ever. Things have got worse and there were so many things with the presentation tonight that were so good and positive. This is good for Tremonton City. I think it is absolutely terrific and I want to tell the Council how good a job you guys are doing. No matter what decisions you make someone is going to be mad, it is just inevitable. None of you benefits from doing this, it is just because you want to help Tremonton be a better place. Thank you very much for the job that you do.

Bruce Leishman with Coldwell Banker said we were told we were on the agenda and wanted to get a copy of our plans to the Council. We have Old Grist Mill Bread Company in Logan. We currently are under contract to purchase a property at 935 East Main Street, Tremonton. That is zoned mixed-use. It is a residential home and the anticipation is that business would be a sit-down soup and sandwich store similar to what they have in Brigham. We would like to consider a request for three items. First, the zoning. The current zone is mixed-use and the owner would request an approval to permit the intended use. We have visited briefly with Planner Seedall. He gave us some positive response. Secondly, we want to grant a second access on the east side of the proposed road. There are a couple of sketch plans attached showing where the road would enter and potentially how that might develop into parking. Lastly, we would request future RDA money from Tremonton to help with some of the renovation and site development, including signage, parking, and access. That is their request. Mayor Holmgren asked him to talk with Manager Cobabe after the meeting.

Frank Stevens said I raised my family here. My wife was the driver killed in the bus accident in 2001, which Jeannie Stevens Park was named after. A group of youth from Garland with the Youth City Council requested that. Today, many people come to the park and do not know why it is named after her. We have many new people in our area. As a family, we propose to the City that a plaque describing her life and the effect she had on our community be installed. The plaque would be mounted on the northeast side of the concessions. The cost of the plaque would come from the Stevens family except for about \$500. The mounting would be done by Tremonton. The plaque would be approximately four feet by five feet. My proposal is that we get permission from the City to put this plaque there. Mayor Holmgren suggested he make an appointment with Manager Cobabe to further discuss a plan.

9. New Council Business:

- a. Discussion and possible action on modifying or repealing the City Codes on Sidewalk Displays, Main Street Mix, and Political Signs

Manager Cobabe said this covers three sections of the code that need an adjustment. In the staff memo there is a brief summary of discussion for how best to address this. The first is with regard to sidewalk displays. The current code is confusing so we wanted to clarify that and make it easier to have a sidewalk display without any kind of permit as long as there is a four-foot passageway. That is open for all kinds of displays or seating arrangements. We feel that is an appropriate use in the downtown area. The second was in regard to the Main Street Mix. It is not something we have used recently, if ever. If we are not going to use that committee, we probably do not need it. Our proposal is to repeal that. Finally, and this is a different section of the ordinance. There are other State codes and noticing requirements that come into play and we would need a recommendation from the Planning Commission before we took action on this particular item. We are proposing that the signing should be placed behind the sidewalk or 10 feet behind the edge of the pavement or curb and gutter. We are

changing it so no political signs of any kind are allowed on any public street or public property. That would include parks, the City's rights-of-way, and any of those kinds of places within public property. We are proposing we add a section, which authorizes any City employee, who notices there is a violation, to remove illegal signs. That way if a violation is noted we do not have to call for code enforcement to pick it up. It would be held in a location where someone can pick it up and move it where it is legal. Otherwise, we will just dispose of it after a couple weeks. State code says if we treat political signs the same as any other sign, this is universally applicable for all signs.

Motion by Councilmember Hoedt to approve and send to Planning Commission. Motion seconded by Councilmember Vance. Vote: Councilmember Estep - aye, Councilmember Hoedt - aye, Councilmember Rohde - aye, Councilmember Vance - aye, Councilmember Westergard - aye. Motion approved.

- b. Discussion and possible action on authorizing the advertisement of a Request for Qualifications for an Economic Development Contractor

Mayor Holmgren said we do have people interested in applying for this position and that will start in September. Councilmember Vance said I would like to be a part of the committee that looks at the resumes.

Motion by Councilmember Rohde to approve the request. Motion seconded by Councilmember Vance. Vote: Councilmember Estep - aye, Councilmember Hoedt - aye, Councilmember Rohde - aye, Councilmember Vance - aye, Councilmember Westergard - aye. Motion approved.

- c. Discussion and possible action on authorizing the advertisement of a Request for Proposals for ambulance billing services

Chief Hansen said Treasurer Oyler and I have discussed this. With her upcoming retirement now is the time we should begin to outsource our billing for our ambulance services. Over the past decade medical billing is becoming more and more specialized. It has taken Treasurer Oyler decades to get to where she is now and if we tried to train an employee to take her place, we would lose considerable ground in our ambulance billing process. I would recommend giving a new ambulance billing contractor sufficient time to work alongside Treasurer Oyler so things do not get lost in the exchange. The sooner we could outsource that the better. There are a number of ambulance billing contracting companies that would be interested. We would put out this RFP and I would request that we have a committee of people listen to those proposals so we can select which companies would do the best work for our City.

Motion by Councilmember Estep to approve the request. Motion seconded by Councilmember Hoedt. Vote: Councilmember Estep - aye, Councilmember Hoedt - aye, Councilmember Rohde - aye, Councilmember Vance - aye, Councilmember Westergard - aye. Motion approved.

- d. Discussion and possible action on adopting Resolution No. 24-54 approving a Professional Services Agreement between Tremonton City and Chris Rees for website development services

Recorder Nelson said we are proposing we hire someone to manage this for us. Mr. Reese would come in and charge an hourly rate to make sure we are up to date. This will not be a big amount. He has a very specific skill set to update our website properly.

Motion by Councilmember Westergard to adopt the resolution. Motion seconded by Councilmember Hoedt. Roll Call Vote: Councilmember Estep - aye, Councilmember Hoedt - aye, Councilmember Rohde - aye, Councilmember Vance – aye, Councilmember Westergard - aye. Motion approved.

- e. Discussion and possible action on accepting the Jason Murray Annexation Petition, containing 2.06 acres of real property, for further consideration under Utah State Annexation Law

Planner Seedall said he is looking to annex the northern parcel and have access to the City’s water. He is looking at doing a few lots along 12000 North—a lot split under City code and a larger flag lot behind. This is more of an annexation so he can access City utilities. This is out on the east side of town. He owns both parcels and wants to annex in the north.

Motion by Councilmember Vance to accept the petition. Motion seconded by Councilmember Estep. Vote: Councilmember Estep - aye, Councilmember Hoedt - aye, Councilmember Rohde - aye, Councilmember Vance – aye, Councilmember Westergard - aye. Motion approved.

- f. Discussion and possible action on amending the Homes at Tremonton Development Agreement

Planner Seedall said this is a 10 plex that was built on the east side of 400 West next to Intermountain Farmers Association. A DRC member noticed that the exterior finish was different than had been anticipated in the development agreement. How the development agreement and building plans varied, we do not know. The development agreement that was signed is the governing document. The developer is hoping to amend that so they can pass final building inspection and get certificate of occupancy. This takes legislative decision to amend that legal document. There was supposed to be a mixture of material rather than all stucco to help break up the architecture of the two-story buildings. They did do bump outs of about six to eight inches. They want to either amend the development agreement or they will have to redo the exterior. There is nothing technically wrong, but I would prefer to see a more durable material like had been discussed in the agreement. The Planning Commission has recommended to accept the building that was constructed. The Council could choose to let the

building stay as is and amend the document or if you would prefer to see the changes made you can require the developer to make them per the development agreement. They will figure out the most cost-effective way to do so. Councilmember Rohde said I think it should look like what was agreed upon in the development agreement. Councilmember Vance asked about the legality of this. Planner Seedall said they were not able to give us any kind of written documentation saying they could build it this way. However, it is clear that there are two different set of plans. We do have a recorded document they have to abide by. For legal concerns, they do not have a leg to stand on. This item is being brought to you as a concession and understanding that there was miscommunication. Councilmember Westergard made a motion to go with the Planning Commission's recommendation of changing the development agreement. It is spilt milk. It seems dumb to have them go through all that for a misunderstanding. Someone should have caught it. There was no second and the motion died. Manager Cobabe said the property owner and the developer signed the development agreement as it is. Maybe they were not paying close attention, but whatever the cause, they did sign it.

Motion by Councilmember Rohde to hold them to the development agreement. Motion seconded by Councilmember Vance. Vote: Councilmember Estep - aye, Councilmember Hoedt - aye, Councilmember Rohde - aye, Councilmember Vance - aye, Councilmember Westergard - nay. Motion approved by a 4-1 vote.

10. Calendar Items and Previous Assignment

a. Review of calendar

Mayor Holmgren reminded the Council about the parade and suggested canceling the next City Council meeting scheduled for September 3 due to the close proximity to the League of Cities and Towns event. The Farmer's Market is September 7 and our summer party at North Park bowery is September 16. The next Council meeting will be September 17. Tomorrow we will grill hot dogs as a kick-off the County Fair at Midland Square.

b. Unfinished Business/Action Items: None.

11. Reports & Comments:

a. City Administration Reports and Comments

Manager Cobabe said I met with Senior Center Director Jenny Christensen and discussed payments from our nearby communities. We do get some money from Fielding, Bear River City, Plymouth and the County to help offset expenses for providing meals to their residents. BRAG also give us about \$110,000 a year. There are between 500 and 700 patrons that use that facility on any given month. Each person requires about \$56 a month. If Garland has 27 people from their community that is about \$1,500 a month that we would expect from them as their contribution (about \$18,000 a year) to help offset those costs. Director

Christensen has worked with Garland, who said to send a bill, but after several months the billing stopped because they just ignored it and did not pay. About half of the people who are using our facilities are from Tremonton, while the others come from outside our boundaries. Councilmember Vance said I think we need to have a true analysis done within the City. We need to look at more than just the food portion, it needs to take into consideration everything that makes this facility run. If we just took care of our citizens and let the others go for a year, I guarantee you they are going to want to participate. We ought to cut it off until then so they can pay for their residents in their community. We need to get this information out to the public. Councilmember Rohde said the right thing to do is to help them, but do the citizens of Tremonton feel it is worth their tax dollars to pay for these other cities for their seniors to receive food. Mayor Holmgren said some of these communities are just ignoring any effort to have them pay their way. Our citizens are subsidizing other citizens.

Manager Cobabe addressed reports from the different departments in their packet. He said there are amazing things going on. The staff we have is second to none. They do the hard work that makes our community shine and I am grateful for the opportunity to serve with such incredible people.

- b. Development Review Committee Report and Comments: None.
- c. City Department Head Reports and Comments

Chief Cordova said we had a pretty busy month. Garland is violating some of the MOU we have with them. I have talked to the mayor and explained our conditions and that if they are not met, we would start suspending services. They have come up with the money. We had a stolen vehicle. The fleeing suspect assaulted the victim, but we were able to track them down and arrest them. There was a suspect in a domestic incident, who barricaded himself in the home after assaulting his family. We utilized the SWAT team negotiation. He attempted suicide by police, but we were able to use some of our tools to take him into custody. We had a stabbing incident today in Garland. We were able to locate the suspect as he was attempting to get away. The suspect was arrested and the victim is in stable condition. For the parade we are doing everything we can to help with safety. I would like some type of line or barricade to separate community members from the actual road. We also need to post something online to alleviate liability. Next year there are more improvements we can do. It is going to require some financial contribution from the County. We need to sit down and have a hard conversation with them and get that support.

Chief Hansen said there was a significant hay fire and barn fire last week. We also have a significant fire happening right now east of Riverside. Two engines were there this afternoon. Our fire department does a lot to help other communities. Our taxpayers bear the brunt of offsetting the cost of the ambulance as we provide services to our surrounding communities. We do have a great relationship with them and provide a good service. In return they respond to help us if we need

them, which is very helpful. The County commissioned fire service consolidation study was commissioned a year ago. The final report should be ready any day. I am happy to sit down with anyone who wants to pour over that. I will discuss the details, as well as the pros and cons. I will essentially not have an opinion on that until I hear input from the Council. I want to know what direction the City wants as it relates to that study. Councilmember Hoedt said I appreciate what you said, but we are going to be dependent on your expertise. Chief Hansen said I will be very open and honest about that. As soon as we have that report my team and I will invest some time in that. I want to lean on those people to help guide me in making the best decisions. We have increased our staffing tomorrow during the parade. We will have our regular crew and then more staged east of the parade route. This will make sure we can manage any increase in calls.

d. Council Reports and Comments

Councilmember Estep said I want to thank everybody for their efforts.

Councilmember Rohde asked that City staff start working with owners of the building on getting old signs down. We have budgeted for an LED sign to go in place of the Marble sign to communicate with the public. In my opinion, I do not think the Stevens family should pay for any of that sign at Jeanie Stevens Park. That should come from the City.

Councilmember Vance said I want to be a part of the committee for the economic developer. This is really important to our community. How are we doing on the RFP for Director Fulgham's position? Assistant City Manager Nessen said they would have that ready for the next Council meeting.

Councilmember Westergard asked Manager Cobabe to address the developers who talked during public comment about the Old Grist Mill. Manager Cobabe went through that process and asked to meet with them later for an in-depth conversation.

Councilmember Hoedt said the library board met on August 14. There will be a public meeting training on October 11. They have addressed the 2025 library board meeting schedule. An impending board vacancy is coming so there will be another nominee for recommendation.

Mayor Holmgren said I want to thank the Steering Committee for your report and all your time. We really appreciate your efforts and what you were able to come up with as suggestions. The house that burnt down in Fielding was our Fair Board President and Fairgrounds Manager Jan Rhodes' home. I would like us to think of her during this very busy time. This is her busiest time of year. Our hearts and prayers go out to Jan. The County fair is underway and we have about 216 hogs and 116 steer. We still are figuring out the sheep, but it is usually about 350 and then 125 goats. We will have almost 800 animals this year at the County Fair.

12. **CLOSED SESSIONS: No closed session held at this time.**
- a. ***Strategy session to discuss the purchase of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms; and/or***
 - b. ***Strategy session to discuss the character, professional competence or physical or mental health of an individual; and/or***
 - c. ***Strategy sessions to discuss pending or reasonably imminent litigation; and/or***
 - d. ***Discussions regarding security personnel, devices or systems***

13. Adjournment.

Motion by Councilmember Westergard to adjourn the meeting. Motion seconded by Councilmember Rohde. Vote: Councilmember Estep - aye, Councilmember Hoedt - aye, Councilmember Rohde - aye, Councilmember Vance – aye, Councilmember Westergard - aye. Motion approved.

The meeting adjourned at 9:01 p.m.

The undersigned duly acting and appointed Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes for the City Council Meeting held on the above referenced date. Minutes were prepared by Jessica Tanner.

Dated this 17th day of September, 2024.

Cynthia Nelson, City Recorder