

**TREMONTON CITY CORPORATION  
CITY COUNCIL MEETING  
JUNE 18, 2024**

Members Present:

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

**CITY COUNCIL WORKSHOP**

Mayor Holmgren called the June 18, 2024 City Council Workshop to order at 5:00 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, Manager Cobabe, and City Recorder Nessen. The following Department Heads were also present: City Planner Jeff Seedall, Police Chief Dustin Cordova (arrived at 6:53 p.m.), Fire Chief Brady Hansen (arrived at 5:03 p.m.), and Main Street Manager Sara Mohrman. Also in attendance was Finance Director Curtis Roberts.

1. Final Budget Discussion – Creating a Moderate-Income Housing Program

Director Roberts said tonight I will focus on what we changed between the tentative budget and the final budget. There was a request for software that tracks information for economic growth, which is Placer AI. The cost is \$13,000 and is ongoing as long as we keep that software. During the tentative budget meeting, the police chief expanded upon this Step Scale program. This mimics what other agencies are doing and makes the City more competitive. We discussed hiring an assistant public works director in anticipation of Director Fulgham's retirement. This position would be split across multiple funds (water, treatment plant and sewer). We also added more frequent mowing and edging at the cemetery leading up to Memorial Day. There was a request for an additional person for community events. As a result, we have an additional \$276,000 in expenses. We went through our estimates on the revenue side of things, which he reviewed with the Council. Councilmember Hoedt said your additional revenues basically balance the additional costs. You had previously stated that we have \$333,000 in the General Fund. Director Roberts said that was before these adjustments. Now that is about \$130,000. We call this fund balance to be appropriated. We do not want to use fund balance for ongoing operating expenses. It only lasts for so long. I went through all of the budget in the General Fund and isolated out all the one-time expenses. They totaled up to \$130,000, which was my target. Then I found revenues that would get us to that point. We do have a balanced budget that will be financially solid for the next fiscal year.

Director Roberts said in the fire and EMS funds, we added the hours for the emergency manager. Total cost for the year is about \$700. This adds time to an existing employee and would be a part-time position.

Director Roberts then discussed the RDA. The initial budget had \$1 million in the capital outlay to begin implementing State requirements for low to moderate-income housing. We have started down that path of State mandated concept. We have yet to set parameters or guidelines to help give guidance to what we are doing. When we talk about moderate-income housing, we cannot really see those parameters so implementation is difficult. A lot of things need to be defined. We did have a proposal in place to modify houses that seemed to fit within existing guidelines. That is about \$100,000 that Habitat for Humanity presented. We will put that into this RDA fund and then are going to put some seed money (\$800,000) for when we have parameters in place. The RDA is sitting on just over \$2.2 million. When we created that project area, State law required 20% of the property tax increment be collected and set aside for low to moderate income housing. That was kept in reserve until the City could implement some sort of low income housing program. We are hoping to help fund these neighborhood improvements for a chance to start something. This \$800,000 would be a significant amount of seed money to jumpstart that program. Councilmember Hoedt said at the last Council meeting Habitat for Humanity gave a proposal. They are requesting \$100,000 to be an add-on to their program for renovations for moderate income homes. They have grant funding up to \$18,000 per request. City money would supplement that. They have also requested \$300,000 to purchase lots and build homes. Through a program, multiple entities could compete to get funding. We would support the biggest bang for the buck. The City would draft a program by December. Organizations would then apply for the funds. Another hope of this program is that the State would recognize it as a strategy. None of the strategies in the State that are dealing with moderate income housing have been effective. We could potentially set a model for other communities if we are effective.

Councilmember Estep asked how somebody is going to build a house for that kind of money. Randy Christensen, president of the board of directors for Habitat for Humanity, said because we are a non-profit, we get a lot of donations. We also have volunteers. The families we select become a partner. They put in sweat equity themselves. We have other companies and organizations that help fund or donate to build the homes. We look at each family's income and modify the loan based off what they can afford. There is a first and a second mortgage, and that second mortgage is an incentive. As they pay Habitat each month, a portion of that second mortgage is forgiven until the first mortgage is paid. They have to live in the home for a certain time. Once they pay off the mortgage, it goes back into Habitat, who uses those funds to build another home. Drew Anderson from Habitat for Humanity said they are not allowed to flip and then sell that home. We would have the ability to take that home back and reuse that as a future moderate-income home for another family. Mayor Holmgren said if we approve this proposal, that money would stay specifically for Tremonton, correct? Councilmember Hoedt said we would create the program so we get to choose what we approve. There are two parts of this proposal. The first is \$100,000, which would go to renovations. The second is for new homes, whether it is single-family or multi-family. Mr. Christensen said not only do we need more

housing, we also need to renovate housing that is becoming less desirable to live in or unlivable.

Director Roberts then reviewed the amendments to the current budget. He discussed the Rural Transportation Improvement Fund, which is used for roads, including the 1000 North project. Garbage collection had an increased cost as the contract increased. Additional revenues offset the majority of that. In the next fiscal year, we are creating a solid waste fund to better monitor costs and revenues. That will create a clearer picture outside the General Fund. The cost for the building inspector contract is offset by the increase in building permits. Other adjustments are relatively minor. Kudos to all the staff for looking at their budgets, monitoring it and understanding the importance of living within what has been allotted. They have done a great job.

Director Roberts said every year we try to project what the revenues are going to be at year end. We can only carry over 35% of that. We will not finalize that number until the end of September. I am trying to project what the revenues are going to be. We are asking that we carry over 25% of what that revenue number is and any difference above the 25% up to what the actual calculation is, we are proposing the Council authorize the transfer of that amount: 10% into fund 40 for future capital projects, 50% into our vehicle equipment and 40% for future road projects in our transportation capacity. We do this yearly and know we are going to have an excess of about \$1 million. We are proposing anything in excess of 25% of those revenues is set aside for future projects.

Director Roberts said I do not monitor everything line by line. I trust the department heads to come through and then we monitor it at an overall level. By empowering the department heads 100% of the time they come in under budget and we do not come back through and cut them. We ask for their projection for the next year and they benefit from this because when they have a larger need they can come through and tap into other things we were able to fund and not go into debt. Kudos to the department heads for watching their budgets and for being responsible.

## 2. Review of the agenda items identified on 7:00 p.m. City Council Agenda

When discussing a 35-acre annexation, Planner Seedall said the developer owns two parcels. He has started the annexation process for the first. All of it will be serviced by a sewer lift station. We want that to be as far south as we can to serve as many acres as possible without having multiple ones. This development would allow an average of three units per acre. It would be mixed residential with everything from acre lots down to a few fourplexes. He will have to extend the utilities. Councilmember Hoedt asked about the fiscal impacts associated with annexation upfront versus impact fees, as well as ongoing costs to the City. Planner Seedall said the developer bears the burden of those costs. We are only talking annexation at this point, there is no development agreement. He has a concept plan of what he might do. We have to commit that we would be willing to service it and incorporate it into the City. Manager Cobabe said the cost would be relative to what the developer puts in. We do not have the answer right now. Councilmember Hoedt said I do not know what the fiscal impact would be to our

residents and our tax base. Manager Cobabe said our current residents will not pay anything. Councilmember Hoedt said that is why I asked long-term because there will be police coverage and other things that will occur. Manager Cobabe said they will pay their proportionate share. There are a couple of advantages to having a residential development in the City opposed to the County. We have infrastructure guidelines that come into play to make sure they meet our standards. We would have a say in what goes on as opposed to just leaving it up to whatever the County will allow. Councilmember Vance said we still have to cover them with police. Planner Seedall said there was no zoning requirements on this from the County's viewpoint. It would have been whatever the health department would sign off on. This could become a bigger labor for the City that does not involve tax compensation. Councilmember Hoedt said I have talked with several people about annexation and a huge majority are opposed. They are concerned about maintaining the culture and lifestyle we have now. I will continue to represent the majority's wishes.

The Council moved to the next agenda item. Director Roberts said our proposal is that we accept the certified tax rate. We do not propose a tax increase.

Recorder Nessen reviewed health insurance, saying nothing has changed this year. We stayed with Select Health as our medical and have the same dental and vision. The only change was a slight increase in the deductible on the high deductible plan. The City pays 90% of premiums with employees paying the other 10%. HSA contributions have been kept the same.

Recorder Nessen then reviewed the Tier 2 public safety and firefighter retirement systems. Utah Retirement Systems (URS) sets the contribution rates every year for our retirement program. Three years ago, it was non-contributory. The City paid all contributions for all of our employees. In the last few years, they have started requiring Tier 2 employees to contribute into their pension. This year they upped that percentage from 2.59 to 4.73. We are proposing that the City cover that increase so our employees continue to pay what they are used to (2.59%). We are not allowed to pick up the Tier 2 public employees increase, but we have increased their pay with COLA. We just have to have something formal passed by the Council saying this is what we are doing. If approved, I will send this to them and we will start picking that portion up for Tier 2 public safety and firefighter employees instead of making them pay it. This helps with recruitment.

Mayor Holmgren said there will be a discussion on approving a beer license for El Chilito. We also have the option to accept or deny the Allred annexation. Planner Seedall said there is no infrastructure near these homes. To build this to City standards would require connection underneath the I-84 interchange and finding a way to pump the sewer. If we annexed it in, it would become an island. This would be extremely expensive to anyone who would have to put in water and sewer. The difference with the Calder annexation is that we have utilities close by. There is nothing within proximity to this. This is one of the struggles with annexation on the west side—it is very expensive and would take a very large developer to get the utilities on that side of the road. The

developer does not want to annex. They want us to deny it. Councilmember Vance said the County is going to continue allowing them to build on half acre lots with septic tanks and that is a problem.

3. ***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*

The meeting adjourned at 6:54 p.m. by consensus of the Council.

## **CITY COUNCIL MEETING**

Mayor Holmgren called the June 18, 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, Manager Cobabe, and City Recorder Nessen. The following Department Heads were also present: City Planner Jeff Seedall, Police Chief Dustin Cordova, Fire Chief Brady Hansen, and Main Street Manager Sara Mohrman. Also in attendance was Finance Director Curtis Roberts.

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 Westergard.

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 June 18, 2024.** Motion seconded by Councilmember Rohde. Vote: Councilmember Estep - aye, Councilmember Hoedt - aye, Councilmember Rohde - aye, Councilmember Vance - aye, Councilmember Westergard - aye. Motion approved.

5. Approval of minutes – May 16, 2024 and June 4, 2024

Councilmember Hoedt said I do have an amendment. It says Alcoholic Beverage Control, but that should be Services.

**Motion by Councilmember Estep to approve the minutes with that amendment.** Motion seconded by Councilmember Westergard. Vote: Councilmember Estep - aye, Councilmember Hoedt - aye, Councilmember Rohde - aye, Councilmember Vance - aye, Councilmember Westergard - aye. Motion approved.

6. Public comments: There were no public comments.
7. Public Hearings:

Mayor Holmgren called a Public Hearing to order at 7:09 p.m. to consider the Final Budget. There were 19 people in attendance.

- a. To consider adopting the Final Budget, entitled "The Tremonton City Annual Implementation Budget 2024-2025 (General Fund, Capital Fund(s), Enterprise Fund(s), and Special Fund(s)", for the period commencing July 1, 2024, and ending June 30, 2025

There were no public comments. Mayor Holmgren closed the Public Hearing at 7:09 p.m. He then called a Public Hearing to order at 7:09 p.m. to amend the Annual Budget. There were 19 people in attendance.

- b. To consider amending the Annual Budget entitled "The Tremonton City Annual Implementation Budget 2023-2024 (General Fund, Capital Fund(s), Enterprise Fund(s), and Special Fund(s)", for the period commencing July 1, 2023, and ending June 30, 2024

There were no public comments. Mayor Holmgren closed the Public Hearing at 7:10 p.m. and called a Public Hearing to order at 7:10 p.m. to consider an annexation. There were 19 people in attendance.

- c. To consider annexing approximately 35.045 acres of real property, referred to as the Brodie Calder Annexation, into Tremonton City's incorporated limits. The 35.045 acres of real property is located in Box Elder County at 6590 West 10000 North

Manager Mohrman said I wanted to reiterate comments during the workshop. I think it is a good idea to annex because our public services already service these people whether they are in the County or City. When they are in the City we get revenue from property tax to help pay for that. Also, I wanted to point out the mention of voting for the majority. At the Town Hall meeting there were 12 people who stated they do not support annexation. I looked up the approximate adults in Tremonton and it is almost 6,800 people. That is way less than one percent of our population attending the Town Hall meeting and stating that they do not support annexation. Through conversations we have had the majority,

when it is properly explained to them, would support annexation. Why should we pay for these services with our tax dollars for people who are not contributing. With the annexation they get to contribute and pay into the systems they are benefiting from.

Developer Brodie Calder said the purpose of this annexation request today is not whether or not this property can be developed. It can be developed because of the property rights of the owner. This annexation will just determine which code the property is developed to. The County has passed regulations that neighboring properties request annexation within a certain proximity of City limits. The County is looking for better development services for people. The County does not offer sewer and fire. The County has septic tanks and Tremonton has sewer. This is more expensive for me the developer and the burden of paying the infrastructure cost, but this is the best thing for the people. We are being much better stewards of the land and water by using better technology offered. It is also helpful on the tax side. Director Fulgham has provided us with charts and a letter saying we have plenty of capacity for the development. City Engineer Chris Breinholt agrees. The plans we are looking to do are part of the Master Plan with the same zoning. We discussed this with some of the neighboring properties and had an annexation meeting. Some had concerns about their septic tanks. It would be helpful for them if we were to incorporate them as well in a future annexation. Developing to a higher standard is better for the community.

Mayor Holmgren closed the Public Hearing at 7:14 p.m.

8. New Council Business:

- a. Discussion and consideration of adopting Resolution No. 24-33 approving a Final Budget entitled "The Tremonton Annual Implementation Budget 2024-2025 (General Fund, Capital Fund(s), Enterprise Fund(s) and Special Fund(s)" for the period commencing July 1, 2024, and ending June 30, 2025

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

- b. Discussion and consideration of adopting Resolution No. 24-34 approving the certified tax rates for the 2024 tax year

Director Roberts said we started this budget process in February. We had many more discussions in May during the tentative budget process. The Council made recommendations and we have incorporated those into the final budget. I would like to express my appreciation to the Council for the input. One of the final aspects of passing the budget is adopting the Certified Tax Rate, which is calculated by the County. If the Council chooses to adopt that, there is no further action other than signing the certificate and sending it into the State. If the

Council was considering an increase, there would be additional steps for Truth in Taxation. We are choosing not to do that this year.

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

The following items were discussed out of order

- c. Discussion and consideration of approving Resolution No. 24-35 adopting the revised Tremonton City Compensation and Classification Plan

Recorder Nessen said we are adding 3% COLA, which increases our minimum and maximum pay ranges. This also includes the police department step scale that they have proposed and some new positions we approved within the budget.

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

- d. Discussion and consideration of adopting Resolution No. 24-36 selecting health insurance carriers and defining the City's contribution for health insurance employee benefits for the 2024-2025 Fiscal Year

Recorder Nessen said this solidifys who we use for medical, dental and vision, as well as life insurance. This also solidifys that the City pays 90% of premiums with the employees paying the remaining 10%.

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

- e. Discussion and consideration of adopting Resolution No. 24-37 approving amendments to the Tremonton City Personnel Policies and Procedures Manual, Section XVI: Benefits regarding Tier 2 Public Safety Retirement System Division A (Fund 75) and Tier 2 Firefighter Retirement System Division A (Fund 31)

**Motion by Councilmember Vance 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.

- f. Discussion and consideration of adopting Resolution No. 24-38 amending the budget entitled "The Tremonton City Annual Implementation Budget 2023-2024

(General Fund, Capital Fund(s), Enterprise Fund(s), and Special Fund(s)," for the period commencing July 1, 2023, and ending June 30, 2024

**Motion by Councilmember Westergard to pass 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.

- g. Discussion and consideration of adopting Ordinance No. 24-08 annexing approximately 35.045 acres of real property, referred to as the Brodie Calder Annexation, into Tremonton City's incorporated limits. The 35.045 acres of real property is located in Box Elder County at 6590 West 10000 North

**Motion by Councilmember Vance to adopt the ordinance.** Motion seconded by Councilmember Estep. Roll Call Vote: Councilmember Estep - aye, Councilmember Hoedt - nay, Councilmember Rohde - aye, Councilmember Vance - aye, Councilmember Westergard - aye. Motion approved by a 4-1 vote.

- h. Discussion and consideration of adopting Resolution No. 24-39 amending Tremonton City's Articles of Incorporation to include approximately 35.045 acres of real property, referred to as the Brodie Calder Annexation, into Tremonton City's incorporated limits. The 35.045 acres of real property is located in Box Elder County at 6590 West 10000 North

**Motion by Councilmember Vance to adopt the resolution.** Motion seconded by Councilmember Westergard. Roll Call Vote: Councilmember Estep - aye, Councilmember Hoedt - nay, Councilmember Rohde - aye, Councilmember Vance - aye, Councilmember Westergard - aye. Motion approved by a 4-1 vote.

- i. Discussion and consideration of approving an On-Premise Beer License for El Chilito Mexican Restaurant

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

- j. Discussion of accepting or denying the Allred Annexation Petition

Councilmember Vance said knowing that the developer does not want to annex I think we ought to open the door and see if there is a way we can help him make this happen.

**Motion by Councilmember Vance to table this item and bring the contractor in to see if we can find a way to make this work for him and the City.** Motion seconded by Councilmember Rohde. Vote: Councilmember Estep - aye, Councilmember Hoedt - aye, Councilmember Rohde - aye, Councilmember Vance - aye, Councilmember Westergard - aye. Motion approved.

## 9. Consent Agenda

- a. Discussion and consideration of adopting Resolution No. 24-40 ratifying the final acceptance of Matheson Apartments

Planner Seedall said with every development public infrastructure is installed. As it is being completed, Engineer Breinholt and Director Fulgham inspect it. Matheson has reached the point that all of the public infrastructure they have installed is satisfactory to both of them. They have requested that we release the escrow.

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

10. Calendar Items and Previous Assignment

- a. Review of calendar

Mayor Holmgren said the City Council meeting for July 2 is cancelled. Our first Steering Committee meeting is on Thursday June 20, at 6 p.m. We are looking forward to good things. The Mugs and Bananas event is on June 22. The Farmer's Market is on July 6. We do cook hot dogs that day and have a watermelon eating contest. Hay Days is July 19-20. We cook and serve breakfast Saturday morning.

- b. Unfinished Business/Action Items: None.

11. Reports & Comments:

- a. City Administration Reports and Comments
- b. Development Review Committee Report and Comments
- c. City Department Head Reports and Comments

The Council welcomed new City Manager Cobabe, who said I am drinking from the fire hose, but life is good and I am learning a lot. We have an incredible staff and I am honored to be here.

Chief Cordova said we recently expanded the SWAT team. Perry has joined. I spoke with the Sheriff and they have had more incidents where we have been utilized in the last year than the past five to ten years. I am glad we have emergency operations in place for that. We had a meeting with the school regarding the guardian programs, which is school safety for an active shooter situation. We are working well with Box Elder County and will roll that program out to keep all the schools safe. We are starting our lemonade stand competition and hope to beat Brigham City again. Lastly, I want to thank you for your support, it means a lot. Our police department could not do it without you.

Chief Hansen said I want to express my appreciation for the resolution to pick up the increase to the retirement contribution on behalf of the firefighters. That means a lot and is a morale boost. I appreciate very much that you were able and

willing to pick that up on their behalf. Secondly, I would echo what the police chief indicated. We appreciate the support on the budget. I feel optimistic and confident with the budget going forward.

#### 1. Menlove Subdivision annexation into Garland

Planner Seedall discussed some property near the middle school that could be annexed into the City and connected into Holmgren Estates. I have been working with the school district and developer to see if this acreage could fit a new junior high given its proximity to the City and other schools. This is in the County and is part of our annexation plan. They are petitioning to annex it into Garland so I wanted the Council's input on if we should file a protest. The Council agreed to filing a protest to the annexation.

#### 2. Aquatic and Fitness Center Concept Plan

Planner Seedall then discussed an indoor recreational center. We have come up with concept plans. With the new school that the school board is looking to build, we would do a shared community center, allowing the school to use it during their hours and the public to use it on the off hours. This precedent has become quite popular. I would approach the school board in July if there is interest. Councilmember Rohde said you need to run with this. Planner Seedall reviewed potential amenities. They include a kid-friendly/family-oriented aquatic center. Multi-purpose turf for practices with large nets dividing the fields for baseball and softball, golf, lacrosse and soccer. There would also be courts for basketball and pickleball. There could be a daycare for children and two fitness studios with weights and an indoor track. This would be open to the public all the time. We would work with the school to program it. The estimated cost to build this is \$50 million. We would create an agreement for cost sharing for construction and operations. Director Roberts provided some input. The question that always remains is who is ultimately responsible for the building and operations. How is that going to function? He provided examples for those in Logan. There is a cost for capital items, operational cost, insurance and employees. Those would be satisfied through operating agreements. I like the approach of getting lots of agreements to protect the City and school district. The City would have to figure out how they are going to fund their share. I like the concept and what it would bring, but it does bring about difficult decisions. The more those are addressed up front the less disputes you get on the back side. Councilmember Hoedt said I like the concept and Tremonton needs it. My only reservations are dealing with tax impacts on the public. Planner Seedall said everyone I have talked to said they would take any tax impact to get this here. This facility would be used by more than just Tremonton City residents. The whole County will use it and therefore I think the

whole County can help pay for it. If the Council does not have any changes or other amenities they would like to see, I would take this to the school board and discuss it at their workshop. It was suggested that a hockey rink be considered.

d. Council Reports and Comments

**Councilmember Rohde** said I think the City could provide some great volunteer opportunities. That could be a great thing to turn over to the Youth City Council. Let us help people help us. I would like to see the Council set some high strategic goals that match our pillars. We say this is what we would like to see the City accomplish this year and set those. Department heads could then work on ways to make those come to fruition. Measures could be put in place to see if we are accomplishing them. I would also put a plug for hiring an economic developer. I think we need to do what we can to get bigger businesses in town. Lastly, how does our vehicle equipment fund in our City compare to other cities? Director Roberts said the level of vehicles we have is probably a little lower than other cities. Our departments are really good at making vehicles last and taking care of things. I am comfortable with where we are at.

**Councilmember Vance** said we need to get a position out for Public Works. Recorder Nessen said Director Fulgham is working on a job description. Councilmember Vance then asked about trees on Main Street and the options to have them trimmed or removed. It seems that 50% are for the trees and 50% are against the trees. After some discussion, Manager Cobabe said there would have to be some sort of a replacement plan. The City has paid for those trees to go in and they are City property. Maybe we could vet this through the Steering Committee to make sure we are reflecting the desire of the people.

**Councilmember Westergard** said I agree with adding a rec center. Our community has a lot of different teams that cannot find a place to practice. It is a lot of money but would be well used. My wife wants an update on the paint for the pickleball courts. Councilmember Estep said they got behind with the rainstorm. It will be this week or next. Planner Seedall said we looked at options of including open space above the basketball courts with six independent pickleball courts, but it added a significant cost to raise the building. Councilmember Westergard said I think we ought to look into more outdoor pickleball courts.

**Councilmember Hoedt** brought up the proposed program to help with affordable housing. The Council agreed that would be better discussed in the RDA meeting. Councilmember Hoedt said I recently went to the moderate-income housing session. Everyone wondered how we can be effective in accomplishing what the State wants. My wife and I also met with the economic development coordinator for Brigham and he enlightened us on a wealth of things. I agree with Councilmember Rohde, we should be moving a similar direction to help our economy.

**Mayor Holmgren** said we have a great group for our Steering Committee to help with the revitalization of Main Street and Midland Square. I am looking forward to working with this committee. Great things are going to come from it. We do have money set aside

for this and the possibility of additional grants. We have an opportunity to use Placer AI, which is a tool used to identify how many people are coming into an area. We have approved that in our budget and are looking forward to that. I also want to thank the Council, our department heads and all those who had any part in the budget. We are organizing a survey to get input from the general public. This will be a well-rounded approach to revitalizing downtown and Midland Square.

**Motion by Councilmember Estep to move into closed session.** Motion seconded by Councilmember Hoedt. Vote: Councilmember Estep - aye, Councilmember Hoedt - aye, Councilmember Rohde - aye, Councilmember Vance - aye, Councilmember Westergard - aye. Motion approved.

The Council moved into a closed session at 8:26 p.m.

12. **CLOSED SESSIONS:**

- 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*

**Motion by Councilmember Rohde to return to open session.** Motion seconded by Councilmember Estep. Vote: Councilmember Estep - aye, Councilmember Hoedt - aye, Councilmember Rohde - aye, Councilmember Vance - aye, Councilmember Westergard - aye. Motion approved.

The Council returned to open session at 8:40 p.m.

13. Adjournment.

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

The meeting adjourned at 8:41 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 \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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Linsey Nessen, City Recorder