

**TREMONTON CITY CORPORATION
CITY COUNCIL MEETING
March 17, 2015**

Members Present:

Diana Doutre
Lyle Holmgren
Jeff Reese
Bret Rohde
Byron Wood
Roger Fridal, Mayor
Shawn Warnke, City Manager
Darlene S. Hess, Recorder

CITY COUNCIL WORKSHOP

Mayor Fridal called the March 17, 2015 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 Fridal, Councilmembers Doutre, Holmgren, Reese, Rohde, and Wood, City Manager Shawn Warnke, and Recorder Darlene S. Hess. The following Department Heads were also present: Zoning Administrator Steve Bench, Public Works Director Paul Fulgham, Police Chief David Nance, and Treasurer Sharri Oyler.

1. Mayor Fridal welcomed Kirt Sudweeks and Gary Jones from UTOPIA (Utah Telecommunication Open Infrastructure Agency). Mr. Sudweeks explained that in 2006 UTOPIA started working on getting RUS (Rural Utility Services) financing in place. The bonds were closed in the summer of 2007 and work was started in the smaller cities. Once the work in Lindon and Payson was complete, UTOPIA moved north and finished part of the project in Tremonton, Brigham, and Perry. The funding was pulled from the Federal Government at that point, and the projects could not be completed.

In 2008, UTOPIA went through a restructure of debt and paid off the RUS loan, leaving some working capital with which to build. After the restructure, Tremonton was basically built-out and residents were connected (400 plus customers at the peak). Once the funds from the 2008 bond were exhausted, UTOPIA moved into Brigham City with an SAA (Special Assessment Area) financed project. The project in Brigham was facilitated by the RUS project, but was not finished with RUS.

Once Brigham City was finished, UTOPIA reviewed different opportunities for moving forward while faced with challenges and restraints. It was determined that the best way to move forward was to form a second entity called UIA (Utah Infrastructure Agency) that would be able to bond and grow. Of the original eleven cities, eight went forward with the UIA financing and approved \$65M in bonding. The initial \$29M was combined with the Federal Stimulus Grant, enabling UTOPIA to continue building. The Federal Stimulus Grant had restrictions dictated how it could be used. It could not be used to

connect residents and most businesses, but it could be used for middle-mile construction to put rings within cities and hit strategic facilities. UIA had to match those funds and used the Grant funds to continue with UIA.

Some objectives with UIA were to assure that the revenue from bonding would cover the debt and to get to operational breakeven by putting in as much infrastructure as possible. The infrastructure would eventually contribute to debt relief on the original UTOPIA debt. Strategies used by UIA were to deploy based on the best return on investment available. UTOPIA wanted to pass as many addresses as possible, not necessarily going with the best revenues. UIA wanted to increase the addressable market, leverage the stimulus build, and maximize operational efficiency. So far, UIA has been able to meet those objectives with the UIA revenue covering the UIA debt. Build out in Centerville was completed.

The first month of revenue for UIA was in July 2011. In January 2015, UIA revenue was \$530K on a recurring basis with revenues growing \$12-15K a month. Combined revenues have grown from \$619K in January of 2013 to \$911K in January of 2015. That is a 47% increase in revenue from January 2013 to January 2015. UIA is growing and adding revenue. The second round of funding was \$11M. UIA used the money to concentrate on commercial businesses. The cost to connect commercial businesses is only slightly higher than residential but there is a lot more revenue available from business connections. UIA has met all financial commitments and bond payments and is now starting to contribute to the UTOPIA operational shortfall.

The shortfall has been reduced from \$250K a month to \$160K a month. The amount would be lower, but not all cities are contributing to the shortfall. UTOPIA had fifty-five employees at the height of the stimulus project; there are currently thirty-six employees. The position of executive director has been vacant for a year. The assessment has not been lowered because there will be additional costs once the board approves replacement of an executive director and five or six other positions. UIA has been successful the last few years and tried to reach all goals that have been set.

UIA received a \$10M settlement from the lawsuit with RUS. The settlement money will be used to continue connecting commercial business accounts. UIA is currently receiving \$10-12K a month from new business revenue. There will be a reemphasis on residential connections in the following ways: 1) if fiber-optic is already in front of homes, and 2) new areas to build that will have good returns. The residential opportunities are available because of the Stimulus project which gets the fiber closer to residential areas and has some of the cabinets and electronics already in. Open trench opportunities have helped. It costs about \$1.00 a foot to install conduit in an open trench as opposed to \$10-30 a foot to install when boring or digging is required.

West Valley and Layton have put a lot of money in but don't have much infrastructure. The new builds will be focused in West Valley and Layton, but will be in areas with a reasonable return on investment. The \$10M will also be used to refresh electronics in the

network that are getting old and need to be replaced. There is a five year plan to get the electronics replaced.

Mr. Sudweeks explained that an agreement was put into place between UIA and UTOPIA that allowed UIA to connect customers to the UTOPIA network. An IRU (Indefeasible Right of Use) was put into use stating that UIA can use UTOPIA's network anywhere. UIA pays \$54K a month for that right. There are also operating agreements between the entities. All staff resides within UTOPIA, UIA has no salaries but pays a monthly charge per customer basis to UTOPIA around \$30K.

Gary Jones commented that the overall increase in customer base and usage has increased the need for increased bandwidth. The service providers that provide for the network pay UTOPIA to increase capacity. Mr. Sudweeks noted that UIA also tries to help UTOPIA's revenue grow. For example, UEN contracts pay for the construction and UIA puts the revenue on the UTOPIA side as it is a contract with UTOPIA.

Mr. Jones noted that UIA was moderately active in 2011 and 2012. UIA used a broadcast type marketing which is not very efficient and very costly. UIA has worked closely with the service providers in the business side to drive sales within their organization. UIA does not retail by law. UIA has two business sales people who educate, assist, and push the sales organizations in the ISPs (Internet Service Providers). It has worked and improved the relationship with the ISPs and increased the ISPs accounts receivables. UIA runs models that look at potential take rates, the cost of deployment, and the potential revenue. Residential connections are growing and are almost equal to business connections. Direct mail was used as it is very specific where they go.

Social and digital media have also been utilized. Marketing has increased this year. Mailers were sent to all UIA and UTOPIA cities. RUS money allows UIA to do installations. Mr. Jones thanked Manager Warnke and the Council for helping promote UTOPIA connections and getting the word out about UTOPIA. More mailers will be sent about every four weeks. There is also a digital campaign that is ongoing. Manager Warnke helped Kim McKinley, who works for Mr. Jones, get an interview with the Leader. UTOPIA and UIA are trying to get the word out that the \$2,700 is no longer needed to get a connection. A two year connection does not cover the entire cost of installation, but it is close. The residential campaign is strategic and focused in "green" areas. The focus in new build areas is very aggressive in trying to get connections. Murray has had a big push to get new connections. The pricing of \$65 a month will provide a 100 Mbps/100 Mbps connection. The pricing is very competitive.

Mr. Jones commented that he will continue to work with cities to get support and endorsement. Mr. Jones believes they are on the right track to reach breakeven. Mr. Jones gave the City a copy of a flyer that can go out in the April utility bill. There are several ISPs that can be used. Most ISPs only require a month to month contract, but UTOPIA requires a two year contract. Residents can switch ISPs anytime during the two year contract.

Councilmember Holmgren asked if UTOPIA foresees the operational shortfall shrinking based on the funding that is coming from UIA. Mr. Sudweeks stated that if UTOPIA keeps the sustained growth over the next twelve to eighteen months, the operational shortfall will be drastically reduced. There will be additional capital required at some point to continue to grow. Councilmember Holmgren asked about new connections in Tremonton. Mr. Jones believes the newspaper articles and mailers have helped. There have been a few calls in Tremonton for installation.

Councilmember Wood asked where UTOPIA would get more funding. Mr. Sudweeks noted that \$24M has been authorized by the cities but not drawn down. It has not been approved, but there is a plan in the works for how to best use those funds. The original Strategic grant of \$16M helped tremendously, especially in the non-RUS cities. Mr. Jones noted that some of the \$10M from the lawsuit is being used to improve the network stability and capacity. Businesses have started ordering 1 GB and 10 GB circuits. There is an agreement with UDOT giving UTOPIA full redundancy for the northern Utah fiber optic ring which will help attract companies.

Mr. Sudweeks commented that UTOPIA will do everything possible to connect as many people as possible that are interested. In the last several weeks, it has come to Mr. Sudweeks attention that several subdivisions in Tremonton already have conduit. The subdivisions will be analyzed to determine the cost and rank them against other projects. Some of the subdivisions will probably be built.

Once the \$10M is exhausted, Mr. Sudweeks is not sure where the next funding will come from. The hope is that most of the operational shortfall will be gone before the \$10M is spent. It has been very helpful having Manager Warnke so involved in keeping Tremonton engaged. There have been twelve new sign ups in Tremonton since the first of the year. Mr. Jones stated there is a gap in regards to small businesses as it is hard to compete with Comcast for small businesses. UTOPIA is very competitive with larger connections like 1 GB and higher, but the smaller connections needed for small businesses are hard.

Mayor Fridal would like to have information available for City staff and the Council to give out to customers when asked about UTOPIA. Mr. Jones commented that customers can call UTOPIA customer service at 801-613-3800. The phone number has been included on the mailers sent out to customers. Potential customers can also get on UTOPIA's website and see if their address can get service. If service is available, an order for connection can be made on the website. Customers can also contact service providers directly to get connected to UTOPIA. Mr. Sudweeks told the Council that UTOPIA will put something together that will include the service providers contact information.

Councilmember Reese asked if UTOPIA anticipates a time they will be able to port phone numbers in Tremonton. Mr. Jones will check into that problem. UTOPIA is

working with a company that supplies video services to municipalities, networks, private cable networks, and the military. UTOPIA will be moving the video services to Yondoo. The quality and content offered is much more competitive. Yondoo will have the Jazz channels, major universities, and Fox News to name a few. The amount of channels offered through UTOPIA will go up.

Councilmember Reese asked about the Macquarie deal. Mr. Sudweeks commented that he does not have information regarding the Macquarie deal. UTOPIA is operating as if the Macquarie deal will not go through. It could come back, but UTOPIA is continuing to push for growth. Councilmember Wood asked if UTOPIA has paid anything to Macquarie. Mr. Sudweeks noted that Macquarie has been paid some money from UTOPIA but not a lot. Mr. Jones noted that most of the money paid went to outside agencies involved in research and engineering on behalf of UTOPIA. Some of the research has been beneficial in the redeployment of assets and improving the network.

Mr. Jones noted that the relationship between UTOPIA and the ISPs is much better. There use to be a very confrontational relationship but that has changed. The ISPs are very involved now and have a spirit of cooperation. UTOPIA/UIA charges for the infrastructure and bills the customer directly for \$30 a month. The actual cost for installation is \$1,100, but customers only pay \$30 a month for a two year contract. The customer then picks an ISP. All UTOPIA ISPs offer 100 Mbps for \$35 a month. Customers can change ISPs during the two year contract. Customers can pay \$2,750 for the infrastructure and not sign a contract.

Mayor Fridal hopes the \$10M will last long enough for people to sign up, especially people that are stuck in a contract with another provider right now. Mr. Sudweeks anticipates that the \$10M will last for about twelve months. Mr. Sudweeks expressed appreciation for Manager Warnke and the Council. Mayor Fridal thanked Mr. Sudweeks and Mr. Jones for coming. Mr. Jones will get the contact information to Manager Warnke tomorrow.

2. Review of agenda items on the 7:00 p.m. City Council Meeting

Not discussed at this time.

3. Introduction of the concept for the Space Shuttle Mural

Not discussed at this time.

4. **CLOSED SESSIONS.**

- a. **Strategy session to discuss pending and/or reasonably imminent litigation.**
- b. **Strategy session to discuss the purchase, exchange, or lease 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.**

Not discussed at this time.

The meeting adjourned at 6:53 p.m. by consensus of the Council.

CITY COUNCIL MEETING

Mayor Fridal called the March 17, 2015 City Council Meeting to order at 7:00 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 Fridal, Councilmembers Doutre, Holmgren, Reese, Rohde, and Wood, City Manager Shawn Warnke, and Recorder Darlene S. Hess. The following Department Heads were also present: Zoning Administrator Steve Bench, Public Works Director Paul Fulgham, Police Chief David Nance, and Treasurer Sharri Oyler (left at 8:04 p.m.).

1. Opening Ceremony:

Mayor Fridal 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 Manager Warnke.

2. Introduction of guests:

Mayor Fridal welcomed all in attendance including Connie Archibald, Kevin Christensen from Bear River Health Department, and several scouts.

3. Approval of Agenda:

Mayor Fridal asked if there were any changes or corrections to the Agenda. No comments were made.

Motion by Councilmember Holmgren to approve the agenda of March 17, 2015. Motion seconded by Councilmember Reese. Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, Councilmember Rohde - aye, and Councilmember Wood - aye. Motion approved.

4. Approval of minutes – March 3, 2015:

Mayor Fridal asked if there were any changes to the minutes. There were no comments.

Motion by Councilmember Reese to approve the minutes of March 3, 2015. Motion seconded by Councilmember Doutre. Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, Councilmember Rohde -

aye, and Councilmember Wood - aye. Motion approved.

5. Public comments: Comments limited to three minutes:

There were no public comments.

6. Presentation

a. Architectural Reconnaissance Level Survey of Tremonton City's Main Street and Downtown Area - Hannah M. Turpen, Student of the University of Utah College of Architecture + Planning Historic Preservation Program

Ms. Turpen completed the Architectural Reconnaissance Level Survey in December of 2014. This was a thesis project for Ms. Turpen's Master's Project in Historic Preservation at the University of Utah. The purpose of the survey was to document the architectural inventory of Tremonton's downtown core and residential periphery. There were two hundred and eight structures that were evaluated based on requirements from the National Register of Historic Places. The area included from Shuman Park to 300 South. Age and historic integrity were considered. Historic integrity was identified based on the following: 1) eligible or significant, 2) eligible or contributing, 3) ineligible or non-contributing, and 4) out of period (not over fifty years old).

The area reflects an important historic trend in development and growth and is representative of an important event or association (post-wartime industries). There is a significant residential increase after WWII. Ms. Turpen spoke about alterations and how some changed the buildings to non-contributing, such as changes in roof form, incompatible additions with the historic form, and some changes in windows and doors.

The history of Tremonton was broken down into four contextual periods. The period of historic significance was from 1905 to 1964. The first period of 1885-1905 was the homesteading, townsite platting, and early development phase. John Petty was the first to homestead in 1888. Mr. Petty sold land to John Shuman and Fred Nihart who plotted the townsites on that property which was the beginning of Tremonton. Land agents were sent east and brought back non-Mormons from Nebraska and a Germany colony in Illinois. Tremonton is unique in that regard with the residents being non-Mormon. The first Mormon ward building was built in 1912.

The second period was from 1906 to 1934 with a 233% population increase. There was a town organization developed in 1906 that began town infrastructure with a town park. The streets were paved in 1918 and a water system was installed. Cars were beginning to be used during this period.

The next period from 1935 to 1959 was when automobiles were more widely used and people were not bound by the rural location. People commuted or worked in town. Then came the WWII and the post-war growth period. This was a period of immense residential growth for Tremonton. Automobile oriented business began to appear and changed how Main Street looked. The GI's returned and started families and settled in Tremonton increasing residential development. Land was cheap and there was a large influx of construction materials because of the railroads. Several of the structures might have been ordered from catalogs with the material coming on a train. Ms. Turpen would recommend that Tremonton identify where the structures were coming from in the post WWII period.

The last period is from the 1960's to the present. The structures were pushed back from the street and parking lots were now in the front of the structure instead of the back to accommodate automobiles. The streetscape is no longer historic. There is still a downtown core that maintains a historic street front, but some of the 1960's to present development has altered Main Street slightly.

There were two hundred and eight structures in the study and one hundred and nine were contributing. According to the National Register, there must be at least 50% of structures contributing to the historic district. Tremonton has at least 50%. Fifteen of the contributing structures are eligible or significant, meaning they are great examples of the type of style or architecture. Ninety-four are contributing with minor alterations. Fifty-eight are non-contributing, with some being sheds that do not contribute to the historic significance of the town. Some of the structures can be changed to become eligible but it will be up to the homeowners if they choose to make any changes. Forty-one structures were out of period.

The most common residential structure in the study area was the WWII era cottage. There were also foursquare, period cottage, cross-wing, and hall-parlor structures. These types were common for Utah. The structures were made with material that was readily available in Tremonton and makes them more significant. The most common non-residential were commercial/public, 2-part block, 1-part block, service stations, strip mall, and workshop. Strip malls are not historic, but Tremonton has several. Ms. Turpen included Jay's which may be in the 60's and other buildings that went into 1965.

Common materials used were brick, aluminum/vinyl siding, asbestos siding, stucco/plaster, and clapboard siding. Ms. Turpen included structures with aluminum/vinyl siding installed prior to 1960 (even though it wasn't the original material). It was representative of the development trends at the time and speaks of the culture of the town at the time. Plotting techniques really shaped development techniques in Tremonton. The City was bound by farming land on the west and a river on the east and the town spread out increasing automobile use

as stores were not within walking distance. Cluster developments came about because of the elongated shape of Tremonton.

Ms. Turpen found it is feasible for Tremonton to have a thematic historic district, even though not every structure is historic. It was recommended by Ms. Turpen to look at design standards so new development does not take away from the historic character of the district. Ms. Turpen also recommended that some properties have future research. Some commercial structures on Main Street could be eligible for the national register, along with a few residential structures. Additional areas were outlined for further survey work in the periphery.

The faculty at University of Utah recommended to Ms. Turpen that Tremonton do an Economic Impact Study to help with the revitalization of Main Street. The University would like to continue the relationship with Tremonton and help with further studies. The commercial district does contribute to the overall historic integrity of the City. Ms. Turpen enjoyed her time in Tremonton and how approachable everyone was. She always gets off the freeway and drives through Tremonton when on I-15. The Council thanked Ms. Turpen for her presentation.

7. Request(s) to be on the agenda

a. Eagle Scout Project – Cayden Sullivan

Cayden Sullivan explained that Code Enforcement Officer Greg Horspool asked him to make bat houses for his Eagle Project to be put on the new River Walk Trail. Bats decrease the amount of mosquitos and other bugs in the air and can consume 12,000 mosquitos per hour. Each bat house can hold 1,000 bats. The total price for the project is \$450. The houses would benefit people with the decrease of mosquitos and help the bats. They would also decrease human to bat contact by giving them a place to live instead of people's homes. The warm insulated bat houses would reduce warm-nose syndrome, which is the biggest contributor to bat decline.

Councilmember Doutre wondered if it was a good idea to encourage the bats to be near the trail. Mr. Sullivan noted there is a huge problem with mosquitos, especially around the river and the bats would only come out at night. Mr. Sullivan knows of people that have had bats in their homes. Councilmember Reese knows of several people that have put up netting over vents to prevent bats from entering homes. Mr. Sullivan commented that Willard Bay uses a bat house, and it has decreased the mosquito number a lot. This year will be warmer and the number of mosquitos should increase significantly.

Councilmember Doutre asked if the bats will die if the mosquitos are sprayed with poison. Councilmember Holmgren does not think insecticides would harm the bats and thinks the bat houses are a great idea. The mosquitos do get quite

bad by the river. Councilmember Reese noted that the trail is not that close to completion and the bat houses would be complete before the trail. Councilmember Holmgren asked Mr. Sullivan how the houses would be protected from the horses that might try to rub against the houses and could knock them over. Enforcement Officer Horspool told Mr. Sullivan that he would not install the houses until a later date and they would have to be on a 15-20' pole to protect the bats from predators. Councilmember Doutre told Mr. Sullivan he gave a good presentation.

Chief Nance stated that Code Enforcement Officer Horspool contacted the DWR (Division of Wildlife Resources). The DWR was interested in installing bat houses also and there should be no problem finding a home for the bat houses. Mr. Sullivan asked for approval to fund the project. The Council approved the request for funding of the bat houses. Mayor Fridal thanked Mr. Sullivan for his presentation.

8. New Council Business:

- a. Discussion and consideration of approving the February Warrant Register

Councilmember Rohde expressed gratitude for the itemized statement. Councilmember Doutre asked about the charges to Econowaste. Director Fulgham and Recorder Hess explained to the Council that the charges were broken down on the itemized detail report.

Motion by Councilmember Wood to approve the February 2015 Warrant Register. Motion seconded by Councilmember Holmgren. Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, Councilmember Rohde - aye, and Councilmember Wood - aye. Motion approved.

- b. Discussion and consideration of approving the February Financial Statement

Councilmember Doutre noted that the financial statement looked good.

Motion by Councilmember Doutre to approve the February 2015 Financial Statement. Motion seconded by Councilmember Rohde. Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, Councilmember Rohde - aye, and Councilmember Wood - aye. Motion approved.

- c. Discussion and consideration of adopting Resolution No. 15-08 approving the Wastewater Planning Program Report for 2014

Director Fulgham noted it is an annual report presented to the Council. It evaluates the collection system, financial fitness in collection and treatment, and

breaks down everything regarding the treatment facility through the year. Councilmember Holmgren asked if there was anything that stands out. It looks like it is at capacity. Director Fulgham commented there has been a change based on the reductions at West Liberty Foods. There were high numbers but it does not mean the City is in violation. The report looks at influent (incoming) and effluent (outgoing). The City uses the Capital Facilities Study and Impact Fee Facilities Plan to identify where work is needed.

Motion by Councilmember Reese to adopt Resolution No. 15-08. Motion seconded simultaneously by Councilmembers Holmgren and Wood. Roll Call Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, Councilmember Rohde - aye, and Councilmember Wood - aye. Motion approved.

- d. Discussion and consideration of adopting Resolution No. 15-09 adopting the Tremonton City Sewer System Management Plan as required by Utah Division of Water Quality Rule, 4317-801 Utah Sewer Management Program (USMP) which requires Sewer Systems of our size to have a written program in Place by September 30, 2015

Director Fulgham noted there was a new law in 2011 requiring cities to implement a Sewer Management Plan. The plan formalizes what is practiced in the City and covers cleaning, how often videoing, steps to correct plugs, and line of authority. The Sewer Management Plan will spell out how the City maintains the Sewer Collection System.

Motion by Councilmember Wood to adopt Resolution No. 15-09. Motion seconded by Councilmember Reese. Roll Call Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, Councilmember Rohde - aye, and Councilmember Wood - aye. Motion approved. Director Fulgham noted there will be another part coming in a year pertaining to management of FOG (Fats, Oils, and Greases) in the collection system.

- e. Discussion and consideration of adopting Resolution No. 15-10 entering into a Master Services Agreement for telecommunications services with Veracity Communications, Inc.

Manager Warnke spoke about Resolutions No. 15-10 and 15-11 together. Manager Warnke spoke with UTOPIA about getting a wholesale connecting for broadband. The City would continue with Veracity for phone service. There is an addendum Manager Warnke has been pursuing with Veracity. Can the Council approve the Resolutions with the understanding that Manager Warnke will continue to finalize the contracts.

There are two connections proposed. One 50 Mbps connection would be for the

Library and shared by the Senior Center for the Satellite Library. UEN (Utah Education Network) will pay a percentage of the charges for the Libraries. The other connection would be at the City Office with 50 Mbps shared between the other departments. The City currently has a 10 Mbps connection. The speed can be changed at anytime if the City sees a need for a change. The voice service through Veracity will be on a separate 5 Mbps connection.

The voice service will be \$500-600 per month. The City currently pays \$1,300 a month for voice and data through Veracity, excluding long distance charges. There was some discussion regarding if the City should have a faster connection than the 50 Mbps. Manager Warnke noted that IT (Information Technology) issues are discussed monthly with Department Heads and if it is determined that a faster connection is needed UTOPIA can increase the speed of the connection remotely, which adjustment will be effective immediately. Councilmember Holmgren asked how the City data is configured now. Director Fulgham explained that each Department currently has a 10 Mbps connection, except the Fire and Police Department which share a 10 Mbps connection with the City Offices. Veracity gave the City a report showing that the City has never reached a combined total of 8 Mbps usage.

Motion by Councilmember Rohde to adopt Resolutions No. 15-10 and 15-11.

Motion seconded by Councilmember Wood. Manager Warnke asked for clarification that work can continue on the contracts. The Council approved that addendum. Roll Call Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, Councilmember Rohde - aye, and Councilmember Wood - aye. Motion approved.

- f. Discussion and consideration of approving Resolution No. 15-11 entering into a wholesale internet connection service with UTOPIA

Resolution No. 15-11 was discussed and passed with Resolution No. 15-10 above.

- g. Discussion and consideration of adopting Resolution No. 15-12 amending, deleting and adding to Section XV: Reimbursable Expense of the Tremonton City Personnel Policies and Procedures

Manager Warnke explained that the proposed changes would allow employees to travel out-of-state for trainings and conferences. There are several trainings offered in St. George that cost the City a similar amount as out-of-state trainings would. Councilmember Rohde stated that as long as it is within the budget it should be fine.

Motion by Councilmember Holmgren to adopt Resolution No. 15-12.

Motion seconded by Councilmember Reese. Roll Call Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye,

Councilmember Rohde - aye, and Councilmember Wood - aye. Motion approved.

- h. Discussion and consideration of adopting Resolution No. 15-13 amending and adding to Section XII Employment Terms of the Tremonton City Personnel Policies and Procedures

Manager Warnke noted that Resolution No. 15-13 will reflect the changes made in Resolution No. 15-12 and a few other housekeeping items.

Motion by Councilmember Doutre to adopt Resolution No. 15-13. Motion seconded by Councilmember Reese. Roll Call Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, Councilmember Rohde - aye, and Councilmember Wood - aye. Motion approved.

- i. Discussion and consideration of adopting Resolution No. 15-14 adopting an interlocal agreement between Tremonton City Redevelopment Agency and Tremonton City, authorizing the Tremonton City Redevelopment Agency to receive tax increment from the Tremont Center Community Development Project Area Plan

Manager Warnke visited several of the taxing entities and proposed the interlocal agreement. The taxing entities were very cooperative. The Mosquito Abatement has already adopted the interlocal agreement. The taxing entities were all receptive and approved the interlocal agreement. Manager Warnke expressed appreciation for the positive response from the taxing entities. Tremonton City needs to consider adopting the interlocal agreement as part of the taxing entities involved. Connie Archibald with the Box Elder School District was an advocate for the interlocal agreement.

Motion by Councilmember Reese to adopt Resolution No. 15-14. Motion seconded by Councilmember Doutre. Roll Call Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, Councilmember Rohde - aye, and Councilmember Wood - aye. Motion approved.

- j. Discussion and consideration of adopting Resolution No. 15-15 conducting a biennially review of its moderate income housing plan and implementation and preparing a report setting forth the findings of its review in compliance with Utah Code 10-9a-408

Zoning Administrator Bench commented there were no big changes to the moderate income housing plan. The City continues to work with the housing agencies. Councilmember Holmgren asked if there the moderate housing satisfies the need. Zoning Administrator Bench confirmed the number of moderate housing is good. Building was slow last year, but looks to be doing better this year. Manager Warnke explained that the RDA has funds available and has

partnered with the County and Neighborhood Non-Profit in doing renovations of existing low to moderate income housing. The 2013 report showed that Tremonton had an adequate supply of low to moderate income housing, except the lowest income. The State recognized Tremonton's plan as being one of the top tier.

Councilmember Rohde asked where residents outside City limits could go for help with low to moderate housing. Zoning Administrator Bench noted that BRAG (Bear River Association of Governments) and Neighborhood Non-Profit can be contacted. Councilmember Wood noted that several people were happy with funds received to help with new roofs. Zoning Administrator Bench commented that funds are available for thirteen more homes. An advertisement went out last week explaining requirements for receiving funds. The City will take applications the first of April.

Motion by Councilmember Doutre to adopt Resolution No. 15-15. Motion seconded by Councilmember Holmgren. Roll Call Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, Councilmember Rohde - aye, and Councilmember Wood - aye. Motion approved.

9. Comments:

a. Administration/City Manager Advice and Consent.

- 1) Any items that were not completely discussed in the 6:00 p.m. Work Session's agenda including a Closed Session

Manager Warnke spoke about the concept for a Space Shuttle Mural on the building located at 200 East and Main Street. The building owner is open to having the mural on his property. The material that would be use is corten steel and a contrasting color in stainless steel. The material would need to be fabricated. Jason Nessen will design the mural and work with the fabricator. Councilmember Rohde likes the idea. Councilmember Doutre asked if the mural should go on the interstate overpasses instead. Manager Warnke observed that the walls under the overpasses are not suitable for murals.

Director Fulgham stated that Darwin Burnett has a CNC machine that can cut the metal for the mural. Manager Warnke noted that \$4,600 is available in grants and donations. There is not a final price yet. The Council gave Manager Warnke approval to continue with the mural.

Director Fulgham announced that the waterline project on 1000 North is complete. UDOT opened bids for the 1000 North road project today. It has not been awarded, but it looks like it will go to Staker Parsons. The City had a bid opening Monday for other road

projects that will be presented to the Council for approval next City Council Meeting. The road projects should open Mid-April to the first of May and finish in June.

b. Council Reports:

- 1) Update regarding the signing of the ambulance service boundaries between Fielding and Tremonton as discussed with Fielding in the December 15, 2014 Special City Council Meeting – Mayor Fridal

See Mayor Fridal’s comments below.

Councilmember Holmgren was very impressed with the report presented by UTOPIA. Hopefully, people will want to hook onto the system. New areas that have conduit in the ground should be pushed to get connections. The Eagle Scout Project is cool. It is great that two Eagle Projects have been presented in two consecutive City Council Meetings.

Councilmember Doutre is excited about the information presented on the Reconnaissance Level Study and the history of Tremonton. Marianne Matney is writing a book on Tremonton and will be able to use a lot of the information found in the Study. Councilmember Doutre hopes the University of Utah will come back and do more studies.

Mayor Fridal attended a dinner with Tremonton Youth City Council (YCC) at Utah State University. The YCC is very active and the dinner was worthwhile. The YCC prepared a display and learned a lot about how councils work. There was a meeting (December 15, 2014) with Fielding regarding ambulance boundaries. Fielding opted not to sign the agreement discussed in the previous meeting (December 15, 2014). The State will decide what happens with the boundaries at this point.

Motion by Councilmember Holmgren to move into Closed Session. Motion seconded simultaneously by Councilmembers Doutre and Reese. Roll Call Vote: Councilmember Doutre – aye, Councilmember Holmgren – aye, Councilmember Reese – aye, Councilmember Rohde – aye, and Councilmember Wood – aye. Motion approved.

The Council moved into closed session at 8:14 p.m.

Closed Session.

- a. **Strategy session to discuss pending and/or reasonably imminent litigation.**
- b. **Strategy session to discuss the purchase, exchange, or lease 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.**

Motion by Councilmember Holmgren to return to open meeting. Motion seconded by Councilmember Rohde. Roll Call Vote: Councilmember Doutre – aye, Councilmember Holmgren – aye, Councilmember Reese – aye, Councilmember Rohde – aye, Councilmember Wood – aye. Motion approved.

The Council returned to open session at 8:26 p.m.

10. Adjournment.

Motion by Councilmember Reese to adjourn the meeting. Motion seconded simultaneously by Councilmembers Wood and Doutre. Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, Councilmember Rohde - aye, and Councilmember Wood - aye. Motion approved.

The meeting adjourned at 8:27 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 Cynthia Nelson.

Dated this _____ day of _____, 2015.

Darlene S. Hess, Recorder