

---

---

Minutes  
Workshop Meeting  
October 27, 2015

Present: Mayor Kenneth F. Neilson, Councilmen Garth Nisson, Thad Seegmiller, Kress Staheli, Ronald Truman, Jeff Turek, City Manager Roger Carter, City Attorney Jeff Starkey, City Recorder Danice Bulloch, Audience: Troy Belliston, Kolene Granger, Jeff Fisher, Katherine Staheli, Jean Arbuckle

Meeting commenced at 6:11 P.M.

**1. Approval of the Agenda.**

*Councilman Truman made a motion to approve the agenda moving Item 5 to be heard before Item 1. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

**2. Discussion and review of proposed “Youth Pioneer Production” for the Days of 47.  
Mayor Kenneth Neilson**

Mayor Neilson explained he will be attending a Youth Pioneer Meeting next week. He will be able to get more information at this time. However, they are looking to have a week long event, and hope to have Washington City donate their fireworks to be used at the Hansen Stadium.

Councilman Seegmiller stated his concern would be the impact that would be had on our Washington City traditional celebration.

Council discussed the possibility of Washington City holding their fireworks display on a different holiday in order to accommodate the Days of 47 Celebration.

**3. Discussion and review of the RAP Tax Distribution. City Manager Roger Carter**

City Manager Roger Carter briefly reviewed the drafted RAP Tax Resolution. He has contacted

Kim Hafen from the County. They are holding Washington City funds at roughly \$270K. There is a possibility of receiving more. However, he was given the direction of contacting the Bond Council, and those figures will need to be firmed up.

Councilman Seegmiller stated there is a clause within the Resolution, which states the RAP Tax money will be held for use within Washington City or entities, which can show they specifically benefit Washington City. His recommendation would be to omit those texts, which are currently being shown in red within the draft.

Councilman Truman asked if there will be an accounting of how the monies given are being spent.

City Manager Carter reviewed those areas within the Resolution.

City Attorney Starkey explained Washington City could request accounting.

Councilman Turek commented he like the Resolution.

Councilman Seegmiller asked when the Resolution would take effect.

City Manager Carter stated it would take effect immediately. However, the funding is going to be limited as it is the first year. If the downtown project were to move forward, it would likely take most, if not all of the RAP Tax Funds for the first 10 years.

Councilman Truman stated he would like to have a substantial portion available for other entities.

City Manager Carter stated there is going to be an acquisition of property, which will require funds, along with the parking, which is shared with the church. We do not want to bond at this point, as there is a time limit once the bond is in place.

Councilman Seegmiller stated he would like to see the plans and costs finalized before moving forward with a bond.

Councilman Staheli reviewed some items he feels should be reworded in the Resolution.

Councilman Turek explained in the previous discussion this evening, the downtown area is going to be our main priority. This is what was noted in the previous meeting.

Councilman Staheli stated he wants to see the RAP money be held aside for appropriate use.

City Manager Carter stated the Ivins Ordinance requires the City to go through the same process as the outside entities. However, this portion of the Ordinance was removed, as the Council is the ones making the decision anyway. However, he can put that language back in the Ordinance.

Councilman Staheli stated he would prefer City go through the same process as private entities.

Councilman Seegmiller stated he is okay with this as well. His biggest concern is not having the qualified applicants. If we have the same process for the City, his is okay with the additional step.

Councilman Truman stated the first priority is seeing how much is going to be used for the downtown area.

Council discussed the budgeting of the RAP Tax money.

City Manager Carter stated knowing the downtown concept plan, and in order to make it function, it is going to take nearly all of the money, and even then, it may not be enough.

Councilman Seegmiller stated he is not okay with all of the money going to the downtown. He would like other individuals to have the opportunity to request money.

Councilman Staheli stated he is passionate about the downtown area, but he also wants to give assistance to the small cultural areas in Washington who bring a sense of community.

City Manager Carter explained the process for the bonding for the downtown conceptual plan.

Councilman Staheli stated he is concerned about the surplus wording.

City Manager Carter stated he could use restricted funds.

Councilman Turek stated if we designate percentage, then we are very restricted on where the funds can go, and if additional money needs to go to a different area, then we are limited to what the Resolution states.

Councilman Staheli asked if our ordinance is amenable to a sponsor for a business, if they are not already a 501C3.

City Manager Carter stated he will make sure this is clearly spelled out.

Councilman Staheli stated the application is unclear on the allocations with regard to a full year of RAP Tax collection.

City Manager Carter stated he would check this portion of the application and clarify. He will see what he can get put together prior to the meeting tomorrow night.

Council discussed the possibility of bonding for the downtown project.

City Manager Carter stated we can reopen the Capital Facilities Plan and allocate the money to the downtown.

Councilman Truman stated he is in favor of bonding. However, he does not want to bond for more than we can spend with what we have in place at this time.

Councilman Turek stated the plan needs to be solidified. He feels there are some things, which need to take place before bonding can be considered. However, once the plan is approved, he would not have an issue bonding.

Jeff Fisher stated he has been talking with all of the Municipalities in order to get RAP Tax money to complete their bonding and move forward with their project for Tuacahn. He understands he is not on the agenda for a decision, however, he would like to know if Washington City is willing to commit to \$20K for 20 years.

Councilman Seegmiller stated he has had numerous citizens contact him, wanted to know if they are going to donate. However, part of the challenge he has is struggling with how Tuacahn benefits Washington City. If the situation were reversed, and Staheli Farms went to Ivins City and asked for funding they would most likely ask how Ivins benefits from Staheli Farms. He does realize Washington City has yet to take a position on this, but he has had some reservations and concerns from citizens stating they love Tuacahn, but they do not think Washington City should pay for it.

Mr. Fisher stated Tuacahn is an engine for generating revenue for the community.

Councilman Seegmiller stated he struggles when we have all of these businesses stating they are bringing all of this economic benefit. If this were the case, we would have a much larger economy. This is all estimating, and he has a hard time believing these benefits.

Councilman Staheli stated he loves Tuacahn. He is a little more in the middle on this item. We are going to pass an Ordinance tomorrow. It states if you want to apply, then you should. However, he does have a hard time because it is not in Washington City. He does not know if he would advocate for the money to be disbursed to Tuacahn, but would like to see the application. The \$325K the County approved to donate to Tuacahn, is more than Washington City is getting for the entire City.

Councilman Seegmiller stated at this point, he would not vote in favor of allocating to Tuacahn.

Mr. Fisher asked if Washington City would consider the allocation if it was under a different type of request.

Councilman Truman stated he feels an application should be submitted, and at that time, all those requests would be reviewed, and then Council could determine where they wanted to allocate money.

Councilman Nisson asked if the \$20K is critical for Tuacahn to bond or rather that Washington City is on board to help with funding.

Mr. Fisher stated both actually.

Councilman Nisson stated he does not understand how \$20K could be so critical in this large of a bond.

Mr. Fisher stated they wanted to make sure all Municipalities had an opportunity to participate.

City Manager Carter stated the Council has moved forward with this process to evaluate fairly. The November 1st deadline requested by Tuacahn, is not going to be something, which is going to work if we move forward with this specific model of Resolution. Unfortunately, we cannot be all things to all people, but we need to try to figure out how everything works with the RAP Tax.

Mr. Fisher stated he was not anticipating a no, but he will go back and talk with the board about applying to Washington City with the procedure as discussed tonight.

**4. Review of the request to fill the Planning Commission June 2015 appointment.  
Mayor Kenneth Neilson**

Mayor Neilson stated this discussion took place in the closed session.

Councilman Seegmiller noted the list of applicants were discussed in the closed session.

Katherine Staheli thanked the Staff who have worked with them on the detention basin located at the farm. She stated in the past, the City Staff came down along the roads and in the fields area and spray the weeds. If the weeds get too high, they cut them down.

City Manager Carter stated the weeds are still sprayed a couple of times per year.

Ms. Staheli stated there are some very bad areas, where the weeds are extremely tall.

City Manager Carter stated there is a code compliance process, and if there are concerns they can definitely be addressed.

Councilman Kress Staheli arrived at 6:54 P.M.

Mayor Neilson asked if there is a particular area of concern.

Ms. Staheli stated Nichols Peak area is very bad. In the past, those weeds were always taken care of, and it is an issue now.

Councilman Seegmiller stated at this point it is basically agriculture turned weed patch, and if the weeds are not done regularly, there is no way to keep them under control.

City Manager Carter stated he would have Public Works take a look at the areas, and see if there are areas in the right-of-way, which need to be addressed.

Ms. Staheli asked if there is an Ordinance on Vacation Rentals.

Councilman Turek stated there is an Ordinance in place, which he explained the process.

Ms. Staheli asked if there is a clean-up in place.

Mayor Neilson stated once a month you can call in to public works, and schedule a pick-up.

City Manager Carter stated this pick-up is the first Monday of every month, and you have to call the Friday prior to get on the list. We do also have dumpsters in several locations around town prior to Cottondays. We do a big push, and advertising at this time.

Councilman Seegmiller stated the Main Street dumpsters are always very full during this clean up time.

Ms. Staheli asked about the downtown area.

Mayor Neilson stated there is a redevelopment plan in the works for the Downtown area. It is still in the planning stages at this time.

Ms. Staheli asked if food trucks are permitted in Washington City.

Councilman Seegmiller stated we have a Food Truck Ordinance, which has been approved. All proper licensing has to be obtained prior to setting up for business.

Ms. Staheli asked about Matt Clark placing art in town.

Councilman Turek stated he came to Council and asked about Washington City purchasing a train he had designed. At this point, there have been some discussions about using Mr. Clark to help with the redesigning of the downtown area. However, at this point, they are still in the discussion phase.

Councilman Staheli stated he has the beginnings of a conceptual for the downtown. He can get a copy of this to Ms. Staheli for her to take a look at the initial ideas. There is an organization called Art Around the Corner. They work with St. George City, helping them to place local art around town. We hope to work with them in the future as well.

Ms. Staheli asked where she can find out about the Sign Ordinance.

Councilman Staheli explained some of the Ordinance.

City Manager Carter also stated the Ordinance is available online, as well as in the Community Development Department.

Ms. Staheli stated she wants Washington City to feel like home, and be something we are all proud of.

Mayor Neilson stated he is proud of the people we have in Washington City. He is also proud of the heritage we have, and the new people we have come into our town. He is also proud of the redesign of Telegraph it looks really nice. He is also very proud of the Staheli Farm, and what it has brought to our community.

Councilman Turek stated he feels they are working hard to maintain our traditions in Washington

City. The traditions of Washington City are our heritage, and it is important to hang on to those things. He wants to try to bring the community together, and it is becoming harder all the time. We are all the City, including the citizens and the community.

Ms. Staheli stated she has a love for this City. She would like to get a group of citizens together who would be willing to volunteer, and make suggestions to get a sense of community.

Councilman Seegmiller stated he would love the citizens to get more involved. The Council have struggled for years to try to get residents more involved, and bring input and ideas.

City Manager Carter stated when it was decided to build the Community Center, the Council wanted someplace the citizens could interact with each other. Even with the building, it is a struggle to bring the community together. It is a struggle to get anyone to volunteer, and a big issue to try and figure out.

Council discussed the difficulties of bringing the community together.

Council thanked Ms. Staheli for all of her efforts in bringing together the Washington City Community.

City Manager Carter stated there is a program coming out called just serve. This is a website being put together, where volunteers can participate in projects. This is for all non-denominations, and non-governmental. Essentially this is a brokerage to get people who are interested in volunteering the ability to pick a project to work on.

**5. CLOSED SESSION**

**A. The character or professional competence of an individual.**

*Councilman Turek made a motion to move into Closed Session to discuss the character or professional competence of an individual. Councilman Nisson second the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

The Council moved into Closed Session at 6:12 P.M.

The Council adjourned the Closed Session and returned to the Regular Meeting at 6:22 P.M.

**6. Adjournment.**

*Councilman Truman made a motion to adjourn the meeting. Councilman Nisson seconded the motion; which passed with the following roll call vote:*

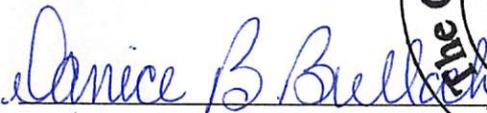
Councilman Nisson           Aye  
Councilman Seegmiller       Aye  
Councilman Staheli           Aye  
Councilman Truman           Aye  
Councilman Turek             Aye

Meeting adjourned at 8:35 P.M.

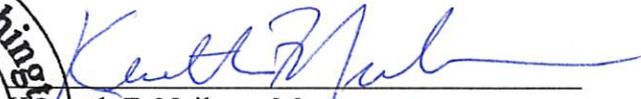
Passed and approved this 10th day of November 2015.

Washington City

Attest by:

  
Danice B. Bulloch, City Recorder



  
Kenneth F. Neilson, Mayor

