

**TREMONTON CITY CORPORATION
CITY COUNCIL MEETING
May 3, 2016**

Members Present:

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

CITY COUNCIL WORKSHOP

Mayor Fridal called the May 3, 2016 City Council Workshop to order at 6:05 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 Vance, City Manager Shawn Warnke, and Recorder Darlene S. Hess. The following Department Heads were also present: Paul Fulgham, Public Works Director, Police Chief David Nance, Building and Zoning Administrator Steve Bench and Treasurer Sharri Oyler (left at 7:42 p.m.).

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

Mayor Fridal reviewed the City Council Agenda for May 3, 2016. The following items were discussed in more detail:

- Manager Warnke told the Council that in the budget memorandum, he tried to identify the most pertinent items in the budget. This is probably the first time that the Council has had an opportunity to review what is being proposed. The Council has discussed the capital budgets and he will touch on them again; however, most of the budget is the first time the Council has seen figures. The Tentative Budget is a starting point and there can be changes made between the Tentative and Adopted Budget which should take place in June. The City Council can make numerous changes in the Budget until it is adopted. Manager Warnke told the Council that he believes that the Tentative Budget is in good form unless there are items that the Council wants changed.

Manager Warnke informed the Council that he is still waiting for insurance information that will need to be programed into the budget. SelectHealth came in with a renewal rate of 21%. This is not a pool product so it does not meet the needs of the City. Cigna came in at 6% increase over the current amount. The City is

getting quotes for dental and vision. GBS is going to present the information to the City Council at the May 17, 2016 meeting.

Manager Warnke reported the City pays 90% of the health premiums and the employees pay 10%. He told the Council that they do not know how much of an increase Workers Compensation will be this year as in the past the City has endured increases due to past claims and projected increases salaries. The City has aimed at reducing workers related injuries while earning premium discounts from the Trust, through their Trust Accountability Program.

In the General Fund there are several projected revenue increases. Manager Warnke discussed the closing the RDA Freeway Interchange which will bring in approximately \$38,000 this year in increased property taxes. The general sales and use tax has increased; however, we need to be a cautious with these figures because there variability in sales tax. B&C Roads should increase around \$30,000 this year. The State Legislature increased the gas tax and the Utah League of Cities and Towns projected a \$50,000 increase; however, the City is being conservative and have only budgeted a \$30,000 increase.

The Box Elder County Transportation Corridor Preservation Fund was established years ago which allows governmental entities within the County to purchase right-of-ways for future transportation corridors. The funding is derived from a \$10 fee that is paid with vehicle registrations. The City is applying for both corridor acquisitions for \$100,000 and transportation planning for \$35,000 in fiscal year 2017.

Manger Warnke reported on a known expense increase. After eight years of service, Ericson and Shaw have requested a \$25 an hour increase. After some discussion, the Council decided this was a fair increase.

Next Manager Warnke discussed a COLA/Merit increase. He discussed Human Resources emailing out a request to see what other cities plan to do for pay increases for the upcoming fiscal year. Tremonton City does a salary survey to compare the City's compensation plan with comparable entities. The City is scheduled to perform a salary survey in the winter of 2017/spring of 2018. It has been the City's objective to stay within the average wage of comparable entities. Manager Warnke reported that this budget has a 2% cost of living (COLA) adjustment and a 1% merit adjustment.

This budget proposes a new departmental expense account 10-49 which is attributed to economic development. This new account will allow the City Council to see more directly the financial resources that it is appropriating towards economic development. Manager Warnke has appropriated \$20,000 to this account.

The Council received notice on March 31st that Hillside Recycling will only be accepting the recycling of cardboard into the foreseeable future. The only option for EconoWaste, the City's contracted solid waster handler, was to haul the collected

recyclables to Weber County. It is a cost of \$120 per load and they make four loads per month from Tremonton. The total increase in costs is \$480 a month or \$5,760 annually. Proposed budgeted increase of \$6,000.

The City is currently putting together a scope of work for a Transportation Corridor Plan to purchase right-of-way for future transportation corridors and fund long range transportation funding. The funding for transportation comes from a \$10 fee that is paid with the registration of vehicles. The amount budgeted is \$35,000.

In 10-54-100 we are budgeting for an additional crossing guard to work at 700 North 100 West directly across from North Park School. The Police Chief watched this area and found that 68 kids crossed this area after school. Amount budgeted is \$1,800.

As discussed in a previous City Council Meeting, the Council requested that a yellow dividing strip be painted down the center of 2300 West. The funding will be budgeted for in 10-60-558.

\$200,000 will be spent on the maintenance of road projects within the City. The amount is less than usual as some of the proposed acquisition will be spent on the acquisition of the right-of-way for 480 West.

Some of the sidewalk projects discussed in the upcoming year includes completing sidewalks on 1000 West in front of the golf course frontage and other gateway areas.

In the proposed budget, there is \$10,000 budgeted for curb and gutter projects.

Acquisition of 480 West. It is proposed the City purchase .27 acres of ground for the extension of 480 West which will give the area a finished look and line up directly with the Tremont Center access to the north. The City also wants to acquire additional right-of-way for a solely dedicated right hand turn lane at the intersection of 1000 West and Main Street. The City has \$150,000 of Congestion Mitigation Air Quality funding that UDOT has earmarked for the construction of this improvement. We have budgeted \$185,000 for these projects.

The City has budgeted \$10,000 for purchasing a new piece of park equipment to replace the Meadow Park monkey bars which are failing. Director Christensen is suggesting that the City purchase equipment that is geared towards toddlers.

Manager Warnke reported to the Council that there are some noteworthy items not funded in the budget:

- a. The Cemetery expansion that needs to be done in the next few years to open up a new section for burial plots at the cost of \$107,000 which will provide approximately 1,024 cemetery plots.

- b. Utopia Op Ex: The proposed budget does not include contributions from cities for operational expense (Op Ex) shortfalls. Tremonton owes an outstanding balance of approximately \$66,000, for past Op Ex shortfalls, from the perspective of other UTOPIA cities. In the future years, the City should look towards coming current, especially considering the fact that these past contribution may aid in making future connections within the City.

The budget includes appropriating Fund Balance in the General Fund and transferring amount to the following funds to cover operational shortfall:

- a. \$24,000 to the Fire Fund. This is the amount of the Transient Room Tax received into the General Fund.
- b. \$17,150 to the Food Pantry
- c. \$130,000 to the Recreation Fund

Fund 26 – Special Revenue Fund – Parks

This Fund is used for park related impact fees and to fund other park related projects that add capacity to the City’s park and trail system. We have budgeted \$51,000 of impact fees. The fund has several projects that will take the fund balance down to zero. For this reason, the budget proposes an inter-fund loan of \$100,000 from the Capital Vehicle and Equipment fund.

The City Staff and Bear River Association of Governments have secured a grant for the acquisition and construction of the trailhead in the amount of \$61,000 which required a 1.1 match for a total of \$122,000. The granted funds will not pay for benches, garbage cans, hard surface improvements, etc. so the budget proposes an additional \$13,000 for the Trailhead Improvements.

There is \$18,000 in the budget for the construction of 100 feet of boardwalk in the wetlands and \$67,600 for the dedication of the trail corridor.

In the Fire Department, we have estimated revenues to increase. However, bad debt and ambulance write-offs will also increase. This budget proposes transferring \$24,000 in the General Fund from the Transient Room Tax. The estimate is \$48,785 to be appropriated from reserve to help out with the operational shortfall in the Fire Department. Funded expense for the Fire Department is \$57,000 for the lease of a new ambulance and \$10,000 for improvements to the building for a new roof. No funding has been budgeted for a new Fire Truck

The Council discussed the Vehicles and Equipment Capital Project Fund not funded. The Police Department two Vehicles for \$30,000 each, the Fire Department an ambulance for \$140,000 on a lease, Street Department a truck for \$30,000, Parks and

Recreation will get a tractor for \$40,000 and a trailer for \$10,000, and the Water Department a service truck for \$30,000.

Manager Warnke reported to the Council that in Fund 47, Capital Projects Fund WWTP, it is used to account for the WWTP impact fees and to fund the plant improvements. This year it is estimated to appropriate \$752,000 in revenue which draws down the fund balance in Fund 52.

Expenses are projected for the upcoming year in 47-72-706 Bio-Solid Handling Project. The effluent of the industry has increased the biological loading at the plant prior to the hydraulic capacity. To overcome this issue, the plant operator is required to shut off the air to the existing digesters so the solids can be decanted. The proposed solid handling project would consist of a new thickening unit which will allow the WWTP to use the thinner sludge without decanting the digesters. In addition to the new thickening unit, a conveyor system will be added to place the dewatered bio-solids somewhere where it can be hauled to the compost site after a weekend. This new system will eliminate odor problems that occur at a cost of \$825,000.

Manager Warnke informed the Council that in Fund 51 – Water Utility Fund expense, we have budgeted \$92,000 due to the drought conditions and the City's springs producing less water during the summer months. We are projecting the need to purchase additional water from Bear River Water Conservancy District.

Manager Wanke discussed depreciation and the increase involved this year in most funds. In the water fund it will go from \$180,000 to \$220,000.

Water Meter Replacement in 51-70-570 is proposed for \$50,000 as an on-going effort to replace water meters.

When the Public Works Parking Lot was constructed in 1999, the City did not construct a parking lot with the original construction. There is a lot of activity at this location; therefore, it is proposed the City pave the whole of the complex with the expense being shared \$30,000 from the Street Department, \$30,000 from the Water Department and \$50,000 from the Wastewater Treatment Department.

The City plans to replace a service truck for the cost of \$35,000.

\$10,000 has been programmed into the budget for engineering for secondary water. The City Staff is working with Jones and Associates to get an estimate for the project.

Manager Warnke discussed the acquisition of water shares. He recommends budgeting \$235,000 for the water rights for use in its secondary system.

Fund 52 – Treatment Plant Fund. Manager Warnke reminded the Council that the

Treatment Fund is struggling. The City Council set a rate increase of \$2.75 to all users that should help. This increase should provide approximately \$97,205 of revenue annually. Even with this increase, we have budgeted \$136,550 to be appropriated from the reserves.

Depreciation in the WWTP took a big jump from \$200,000 to \$322,000 for this fiscal year per input from Curtis Roberts. Other expenses include the replacement of backup generators in the event that our electricity is down. Cost will be \$70,000. There will be \$50,000 budgeted for the parking lot at Public Works.

Manager Warnke reminded the Council that by 2020 nutrient limits will require a reduction of total nitrogen (TN) and phosphorous removal. The estimated cost of nutrient removal is \$100,000 which cannot be covered with impact fees.

In Fund 54 – Sewer Fund, the estimated revenues and expenses show that revenue and expenses balance without the appropriation of revenues. Expenses for sewer construction in the amount of \$29,950 have been budgeted; \$16,400 of that amount is impact fee revenue as the amount of construction dollars must be related to servicing new growth.

Fund 55 – Storm Drain Fund - \$54,050 has been budgeted from reserves to help cover the \$175,000 expense at 400 West and Main Street for storm drains. The City is primarily responsible for off-site storm drain improvements that provide a system-wide improvement associated with storm drain outlets for Tremont Center and other properties on 400 West. This will complete the storm drain project by constructing the outfall line from Main Street to Chadez Estates storm drain project.

The May 3, 2016 Work Session ended by the consensus of the Council at 6:59 p.m.

CITY COUNCIL MEETING

Mayor Fridal called the May 3, 2016 City Council Meeting to order at 7:02 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 Vance, City Manager Shawn Warnke, and Recorder Darlene S. Hess. The following Department Heads and Deputy Recorders were also present: Public Works Director Paul Fulgham, Police Chief David Nance, Steve Bench, Building and Zoning, Treasurer Sharri Oyler, and Deputy Recorders Linsey Nessen and Cynthia Nelson.

1. Opening Ceremony:

Mayor Fridal told the audience that he had received one request by Councilmember Holmgren 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 Vance and the Pledge of Allegiance was led

by Councilmember Holmgren.

2. Introduction of guests:

Mayor Fridal welcomed Jason Waterson from Utah Local Government Trust, Mayor Todd Miller and Matt Cutler from Garland City, and Linsey Nessen and Cynthia Nelson to the meeting.

3. Approval of Agenda:

Mayor Fridal asked if there were any questions or concerns about the Agenda.

Motion by Councilmember Reese to approve the agenda for May 3, 2016. Motion seconded by Councilmember Doutre. Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese – aye, Councilmember Rohde – aye and Councilmember Vance – aye. Motion approved.

4. Approval of minutes – March 15, 2016, March 29, 2016 and April 5. 2016

Mayor Fridal asked if there were any corrections or additions to the minutes. Councilmember Doutre commented that one name in the March 15, 2016 minutes was not correct. Councilmember Doutre told the Council she appreciates the ones who do the minutes so well.

Motion by Councilmember Doutre to adopt the minutes of March 15, 2016, March 29, 2016 and April 5, 2016. Second by Councilmember Vance. Vote: Councilmember Doutre – aye, Councilmember Holmgren – aye, Councilmember Reese – aye, Councilmember Rohde – aye and Councilmember Vance - aye. Motion approved.

5. Public comments: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes.

There were no public comments.

Mayor Fridal called the public hearing to order at 7.06 p.m. with ten people in attendance.

6. Public Hearing:

- a. To consider adopting the Tentative Annual Budget entitled “The Tremonton City Annual Implementation Budget 2016-2017 (General Fund, Capital Fund(s), Enterprise Fund(s), and Special Fund(s) for the period commencing July 1, 2016 and ending June 30, 2017

Manager Warnke told the Council that this is part of the process of approving the budget. The Council adopts the Tentative Budget in May and the approved budget in June. All of the funds are balanced; however, he anticipates making some changes prior to the Final Budget. This budget represents what we can reasonably expect in expenses.

Councilmember Reese told Manager Warnke that he appreciates the time spent in the Work Session to explain the budget to the Council. Councilmember Holmgren commented that the Council spent most of the Work Session talking about the budget and Mayor Fridal asked Manager Warnke how much of his time is spent on the budget. Manager Warnke reported that it is around 20% of his time is spent working on the budget.

Mayor Fridal closed the public hearing at 7:08 p.m.

7. Proclamation:

a. Municipal Clerks Week

Mayor Fridal read the Proclamation recognizing the Municipal Clerks Week as May 1 through May 7. Deputy Recorders Linsey Nessen, Cynthia Nelson and Shawn Warnke were recognized for the vital services they perform and their exemplary dedication to Tremonton City.

Motion by Councilmember Doutre to authorize Mayor Fridal to sign the proclamation recognizing Municipal Clerks Week. Second by Councilmember Rohde. Vote: Councilmember Doutre – aye, Councilmember Holmgren – aye, Councilmember Reese – aye, Councilmember Rohde – aye, Councilmember Vance – aye. Motion approved.

Linsey Nessen and Cynthia Nelson left the meeting at 7:12 p.m.

8. Presentation:

a. Presentation of a safety program award known as the Trust Accountability Program (TAP) to Tremonton City – Jason Waterson, Utah Local Government Trust

Jason Waterson expressed his appreciation for the opportunity to meet with the Council and present the Trust Accountability Award to the City. Mr. Waterson explained to the Council that the Trust is an organization assembled in 1974 by the Legislature as a Public Insurance Mutual. The Trust provides insurance and loss prevention to government agencies. His job as Loss Prevention Manager for the Trust is to help the agencies keep out of trouble.

He told the Council that he was going off script by stating he has been doing quite a few of these presentations lately and it is nice to hear the laughter and see the enjoyment of the group working together. Some of the meetings he has been in have not been that nice.

Mr. Waterson told the Council the Trust has around 600 agencies around the State that they work with. We do not want to have anyone hurt, sewer backups or other things of this type happen in your community. We work together to control our losses in the long run control our costs.

Mr. Waterson commented that he was going to quiz the Council. He asked them what is the most common and costly liability for the communities around the State? The Council reported sewer backup. Mr. Waterson told them that sewer is number two. Number one is automobile accidents. We put drivers in our vehicles, backhoes, etc. and they go out and have an accident. Then a variety of other things like workers compensation occur. Mr. Waterson told the Council that approximately three years ago, they sat down and came up with a plan to help avoid these accidents. We came up with a Trust Accountability Program. We drive the accountable through all the way from the City's level to the top level in the Trust. We try to prevent those accidents from happening again.

Mr. Waterson went through how the various organizations can earn this award. He used sewer backup as an example. You have to have a program in place whereby you look at the system every year. He spoke with Director Fulgham and Manager Warnke tonight. He expressed his thanks to the Council for providing the budget to get a Vactor Truck in place. Another important process in this accountability is to know who your drivers are, what their records are, and to take appropriate action. Each month the Trust sends out a report on the drivers. The problem may be training that needs to be made available to the drivers.

Workers compensation is a big loss. Getting people back to work as soon as possible is necessary to reduce costs and get productivity. Another great factor is having an active Safety Committee that meets regularly to identify areas for improvement. We need to get down to the root cause of the accident and find ways to improve. Tremonton City has a great Committee and is very involved in safety.

Tremonton City pays for our services and in the end we hope we can return funds for good service. As part of the Trust Accountability Program, the Trust gives the municipality money back in a percent of savings for workers comp and a check for \$2,980.70. The City can earn up to 4% back on workers compensation over a four year program. It can also continue after the four years.

Mr. Waterson presented Mayor Fridal with the Trust Accountability Award.

9. Request(s) to be on the agenda

- a. Update on Garland's progress towards constructing a Wastewater Treatment Plant – Garland City Mayor, Todd Miller, and Matt Cutler

Mayor Fridal told the Council that they have the privilege tonight of having Garland City Mayor Todd Miller and Matt Cutler to address the Council on what exactly is going on in Garland.

Garland Mayor Todd Miller introduced himself and commented that Matt Cutler is his bodyguard. Mayor Miller handed Mayor Fridal a letter from Garland City and told the Council that when they attended their last Garland/Tremonton Wastewater Treatment Committee Meeting, they were asked to come report to the Council what Garland's plans are regarding their decision to proceed with building their own Wastewater Plant.

Mayor Miller reported that basically they have the funds and plans to proceed with their Sewer Treatment Plant and the upgrade of their sewer system. He reported that the letter states that by the end of the second quarter of 2018, Garland City plans to cut the lines between Garland and Tremonton and function separately. This is our intent and we should have no problem in meeting those deadlines. The bottom half of the letter is flowery and expresses our appreciation for working with Tremonton City. He would like to see the neighboring cities continue to cooperate as they value this relationship.

Mayor Fridal asked when they were going to do the bids. Mayor Miller reported that bids are in process right now. The bids will close and be opened sometime in May for the sewer system. Garland will be able to get rid of a hundred year old failing sewer system. We are still in the process of getting things ready for the Treatment Plant. We plan to start construction next year at this time and be ready by the end of 2017. That will give us some time to get things in place and operational.

Mayor Fridal thanked Mayor Miller and Matt Cutler for reporting to the Tremonton City Council.

10. New Council Business:

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

Mayor Fridal asked if there were any question or concerns on the March Warrant Register. Being none, he called for a motion.

Motion by Councilmember Rohde to approve the March Warrant Register.
Motion seconded by Councilmember Reese. Vote: Councilmember Doure –

aye, Councilmember Holmgren – aye, Councilmember Reese – aye, Councilmember Rohde – aye, Councilmember Vance – aye. Motion approved.

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

Mayor asked if there were any questions or concerns about the Financial Statement. Being none, he called for a motion.

Motion by Councilmember Holmgren to approve the March Financial Statement. Second by Councilmember Doutre. Vote: Councilmember Doutre – aye, Councilmember Holmgren – aye, Councilmember Reese – aye, Councilmember Rohde – aye, Councilmember Vance – aye. Motion approved.

- c. Discussion and consideration of authorizing Mayor Fridal to sign a letter of the City Council’s intentions to either raise or maintain tax rates and notifying the County Auditor of their decision

Manager Warnke reminded the Council that annually the City is required to send a letter to the County Auditor of their decision about taxes.

Motion by Councilmember Holmgren to authorize Mayor Fridal to sign the letter to use the certified tax rate calculated by the County Auditor for the upcoming year. Second by Councilmember Reese. Vote: Councilmember Doutre – aye, Councilmember Holmgren – aye, Councilmember Reese – aye, Councilmember Rohde – aye, Councilmember Vance – aye. Motion approved.

- d. Discussion and consideration of adopting Resolution No. 16-23 adopting the proposed Tentative Budget entitled “The Tremonton Annual Implementation Budget 2016-2017 (General Fund, Capital Fund(s), Enterprise Fund(s) and Special Fund(s) for the period commencing July 1, 2016 and ending June 30, 2017

Mayor Fridal asked Manager Warnke if he had anything more to discuss on the budget. Manager Warnke told the Council that he had covered much of the information in the Work Session. Mayor Fridal then called for a motion.

Motion by Councilmember Vance to adopt Resolution No. 16-23 approving the proposed Tentative Budget. Second by Councilmember Doutre. Roll call vote: Councilmember Holmgren – aye, Councilmember Rohde – aye, Councilmember Reese – aye, Councilmember Doutre – aye, Councilmember Vance – aye. Motion approved.

- e. Discussion and consideration of adopting Resolution No. 16-24 approving an additional payment for an impact fee reimbursement agreement for dedication of

land (parcel numbers: 05-62-0061, 05-062-0084, 05-062-0088 and a portion of parcel number 05-069-0091) for system improvements for a trail system

Manager Warnke told the Council that the City entered into an agreement for impact fee reimbursement. The square footage calculated by the City was less than what was dedicated in the end. The additional payment will be to ratify the difference. Councilmember Vance asked if this was on Tremont Place. Manager Warnke reported that this is on the canal from Main Street going south to approximately one hundred feet of 600 South.

Motion by Councilmember Reese to adopt Resolution No. 16-24. Second by Councilmember Holmgren. Roll call vote: Councilmember Holmgren – aye, Councilmember Rohde – aye, Councilmember Reese – aye, Councilmember Doutre – aye, Councilmember Vance – aye. Motion approved.

- f. Discussion and consideration of approving Resolution No. 16-25 approving a Concessionaire Agreement by and between Tremont City and Marci Summers

Manager Warnke discussed what is being proposed is having a Concessionaire Agreement for the Jeanie Steven’s Park Concession Stand. It is something that Parks and Recreation Director, Marc Christensen, has proposed this year. What this would do is give the Concessionaire explicit rights to run the stand. They would use the City’s facility and then in turn we would get a percent of the gross sales.

The City went through the process and put out a notice. We are in final discussion with Marci Summers. Manager Warnke told the Council that if they were alright with the City Staff finalizing the agreement, he would suggest the Council go ahead and approve with the allowance for City staff to finalize the exact terms with the Concessionaire. The Council discussed this in the Work Session that the issue is insurance. The City wants Ms. Summers to be successful as well as protect the City. The hope is that the City will be able to come to terms so that Ms. Summers is successful in operating the concession stand.

Motion by Councilmember Doutre to adopt Resolution No. 16-25 approving a Concessionaire Agreement by and between Tremont City and Marci Summers. Councilmember Vance asked if the motion should include allowing the City Staff to make the final arrangements so the agreement would meet the needs of both parties. **Councilmember Doutre added “and giving the City Staff the authority to make arrangements to meet the needs of both Tremont City and Marci Summers”.** Second by Councilmember Holmgren. Roll call vote: Councilmember Holmgren – aye, Councilmember Rohde – aye, Councilmember Reese – aye, Councilmember Doutre – aye, Councilmember Vance – aye. Motion approved.

- g. Discussion and consideration of adopting Ordinance No. 16-12 amending Chapter 1.16 Overlay Zones, Tremont Center Overlay Zone amending through a Site Plan review process parking areas to be allowed between buildings and Main Street within the Tremont Center Development and amending Chapter 1.16 Tremont Center Overlay as a permitted use Multi-Family Attached Dwellings

Mayor Fridal asked Steve Bench to discuss this item on the agenda. Steve Bench told the Council that there are a couple of more changes that need to be done to this Chapter for the Tremont Center. He reported that there will be permitted Multi-Family Dwellings across the back of the property. Councilmember Vance asked if they will be completely across the back and was told that is correct. Mr. Bench informed the Council that these will be nice looking buildings with a Club House and recreational facility. Councilmember Doutre commented that it will not be low income housing then. She is concerned that this area by ShopKo and the Gym may be a gathering place and she did not think it is what the Council wanted.

Mr. Bench reminded the Council that this area is to be a walking area with a path running through the dwellings. Manager Warnke interjected his comment to say this will be a different area as it is Multi-Family that is suppose to be in a retail area. We have talked about having funds available for low to moderately low income individuals living in this area. What Mr. Capener has indicated is that it is hard to make the higher income level take advantage of this type of area. Manager Warnke told the Council that this should be a different product than the other dwellings the City has.

Mr. Bench told the Council that this facility will have full-time, on location managers not like some of the other ones who have out-of-state managers. Next the Council discussed parking out front of the retail stores. Mr. Bench told the Council that with the setbacks of the buildings there will be some parking in the front of the buildings which we did not want when Tremont Center was first discussed. As things have progressed, we have found out it is almost impossible to accomplish. We will have to see what progresses with the construction of the buildings.

Councilmember Vance asked if the City had any maps of where the parking was going to be located and where the buildings are going in. He is not sure how up-to-date the map he has is. The Council reviewed the maps and discussed the Tremont Center area.

Manager Warnke told the Council that they have approved the plat of the third Phase of Tremont Center and where some of these buildings were going to be located. Councilmember Rohde asked how the Council can secure the look of Main Street. He does not want to have an eyesore going down Main Street. I am really concerned that the back of the buildings showing along Main Street are not

what the Council foreseen. We don't want stored supplies and garbage cans along the back of their buildings facing Main Street. Can we put some restrictions on how things look? Councilmember Rohde told the Council that he feels they do not have good direction on the way things are going.

Councilmember Doure said do you feel we don't have direction? Councilmember Rohde commented that things just keep getting changed from the way the Council planned. He told the Council that he is very concerned.

Manager Wanke told the Council that the City codified the standards in the SDAT in the Tremont Center Overlay Zone. Councilmember Holmgren told Manager Warnke that the Council understands that aspect; however, the concern expressed by Councilmember Rohde is how we are going to have the back of the buildings on Main Street look. Right now is the time to decide what is best as it could go on for decades. What evidence do we have now that they will maintain that look?

Manager Warnke told the Council that one of the things that SDAT did is to look at the design yet understand that we live in a society that uses automobiles. The vision was that parking would be behind the buildings. That changed with time as there are some factors that played into the change. Manager Warnke told the Council that he agrees with them; however, UDOT came in and changed the plan by requiring a 12 foot shoulder so the landscaping became smaller. When this happened, Mr. Capener requested that they be allowed to change their plans. He was under the understanding that the Dollar Store was going to face Main Street. When they came in and showed us the first proposal, it showed the back of the building. The Land Use Authority Board spent a lot of time with them discussing this issue.

The Dollar Store changed the back of the building, at their expense, so that the back has the same form as the front and added landscaping. Manager Warnke told the Council that one of the things he asked the Developers to do is articulate the columns. Councilmember Rohde asked if the City had some kind of code that tells the developer they have to do this much to keep it in line with the plans for Main Street. He would like something in place that outlines what they have to do to keep in mind what the outline for the City is. The Council reviewed maps of Tremont Center.

Manager Warnke told the Council there were trade offs on both sides. He felt better about the situation after he looked at other locations. Riverwoods in Logan has building where the back faces Main Street. Manager Warnke told the Council that he preferred the vision of the SDAT that had 60% of the frontage on Main Street with the parking behind the stores. That is what was written into the code and it is what the proposed changes are being considered tonight.

Councilmember Rohde asked if the plan is to have benches along the walkway. The Council discussed eight foot walkways and the look of the buildings. He told the Council that he is disappointed that the plans got changed so dramatically and he does not know what their vision is any more.

Manager Warnke told the Council that he agreed with them about the vision; however, compromises need to be made along the way. The Council could revisit the zoning ordinance and make it clearer. He reported that in the Land Use Authority Board Meetings, he tried to identify what the standards are and hold to them.

Councilmember Doure told the Council that she would like to make known to all developers that the Council is going to be watching them more carefully. We are not just going to keep changing things and letting them ask for things. We are not going to do it any more. Councilmember Reese asked how this made it through Planning Commission without being addressed. Councilmember Rohde told the Council that the Planning Commission did not review the plans. Steve Bench told the Council that the Planning Commission does the subdivisions and the LUAB does the site plans. Councilmember Reese said that maybe things need to be changed.

Councilmember Rohde commented it goes back to his original question. Where is the Council's vision? Councilmember Reese told the Council that the City spent a lot of money for the SDAT and the vision is in that document. After some discussion, Councilmember Vance commented he has reviewed the SDAT and it has some good points; however, the Council needs to decide exactly what they want.

Councilmember Rohde told the Council that he is very thankful for the vision that Micah Capener had in putting together Tremont Center. His concern is we are trying to make things move forward so fast that there are compromises we are allowing to be made to our vision. He is getting a little uncomfortable with some of the changes.

Councilmember Vance reported he knows the hours that are spent by Manager Warnke and Steve Bench. From the financial side, these developers come in and they want to put up the buildings which have been successful in other cities. So there is a tug of war that is going on. The Council is concerned about what Main Street is going to look like. Councilmember Doure told Steve Bench that she likes the back of the building on Main Street as it looks nice.

Councilmember Vance asked if the Council could put it in the code by ordinance that we want the rear of the building to look good if it is facing Main Street so the LUAB doesn't have to negotiate with each developer that comes into the City.

Manager Warnke told the Council that an ordinance could certainly be drafted to cover this issue.

Councilmember Vance reported to the Council that he feels the Multi-Family housing that they plan to erect in Tremont Place will be nice if they follow through with the plans for a laundry, swimming pools, etc. It will fit right in with the other 4-Plex units along 350 North.

Councilmember Holmgren asked Steve Bench what his thoughts are on this issue. He told the Council that we have two buildings ready to go. He has seen one of their elevations and it is glass on all four sides. Councilmember Holmgren asked what would happen if the Council does not pass this ordinance. Councilmember Vance said the opportunity may be passed as they closed on the building today.

Mr. Bench told the Council the other community developments and Tremont Center is completely different. Other developments have one owner and Mr. Capener is dealing with a host of developers. Councilmember Holmgren said what he is hearing is that the LUAB will handle any issues that comes in and will require that if there are any buildings which have the back facing Main Street, they will be required to meet certain standards and have a certain look.

Motion by Councilmember Reese to adopt Ordinance No. 16-12. Second by Councilmember Vance with a change **subject to making an ordinance to protect the look of the back of the buildings.** Roll call vote: Councilmember Holmgren – aye, Councilmember Rohde – aye, Councilmember Reese – aye, Councilmember Doutre – aye, Councilmember Vance – aye. Motion approved.

11. Comments:

a. City Manager report

1) Renewals for health insurance for Fiscal Year 2017

Manager Warnke told the Council that they have already discussed this item in the work session. If there is no further discussion, he will move to the next item.

2) Best of State Award recognition of Tremonton City's Public Art

Manager Warnke reminded the Council that the City applied for and won the Best of State Award for Public Art. There is going to be a dinner – sort of a classy affair – black tie which costs \$95 a person. He wondered if this would appeal to any of the Council. It will be held at the Salt Palace Convention Center on May 18th. Manager Warnke suggested that

Jason Nessen be the person to go and receive the award representing the City.

Manager Warnke reminded the Council of the economic development questionnaire that needs to be filled out on the computer and returned to him.

b. City Department Head Reports

No report from City Department Heads

c. Council Reports:

Councilmember Rohde told the Council that as part of the Planning Commission, he wanted them to be aware that there is something going around about little goats that should hit the Council's desk in a month or two. It is going through the Planning Commission and public hearings right now; however, he wanted the Council to know it will be coming to them.

Councilmember Rohde also reported he had a citizen talk to him this past week about pickle ball courts. It has become a very popular sport and he is in hopes that the Council will be looking at putting in more courts. Manager Warnke told the Council that he and Marc Christensen, Director of Parks and Recreation, have discussed applying for a grant for additional courts. It is a matching grant for \$60,000. If it is something you want us to do, we can follow through with it. The next opportunity will be spring of next year. Councilmember Holmgren said he had also been approached by a citizen for this same thing.

Councilmember Rohde reported at the hospital the ambulances go in from 1000 West and go around the left hand side of the drive. This is where everyone goes for the cafeteria so it is a populated area. It is also where the employee parking is and there are a lot of hidden areas. It is a safety issue with the ambulance coming in that way as it is not an ambulance thoroughfare. How do we get it across to the Fire Department not to use that route? Councilmember Reese asked if the signage should not be the hospitals. Councilmember Rohde said the hospital is willing to put up the signage. Manager Warnke told the Council that he will catch up with the Fire Chief on this issue.

Councilmember Holmgren told the Council that he thought it would be interesting to know how the website is doing. We have approximately 42,000 views since we launched back in February. Today we had about 555 visits on the website. You can see what the interest is – mostly youth sports and the community page. We know what terms they are using to find us and what type of search tool they are using. Express bill pay is very popular.

Councilmember Holmgren told the Council that it is that time of the year when we start thinking about flower pots and flower beds. We don't have a specific date set right now; however, it will be coming up soon. We encourage anyone who would like to be involved in planting pots for Main Street to help out. The help will be appreciated.

Mayor Fridal commented that it would be very beneficial for all of the Council to be involved in planting when Councilmember Holmgren gets the pots ready. Maybe a Friday afternoon at 4:00 p.m. when there are people out and about town. Councilmember Holmgren told the Council that they want to try something different this year by getting some oblong horse troughs to plant flowers in.

Councilmember Reese told the Council that he suggest to Public Work Director, Paul Fulgham, that while the trees are growing they cut up about eight feet or more from the bottom. This will help show the signs on the buildings a little better.

Mayor Fridal told the Council that the Mayor's Party at his house will be July 26. He also informed the Council that the annual skeet shoot with some of the employees will be August 4th from 11:00 a.m. to 2:00 p.m. Luncheon will be served to those who attend.

Motion by Councilmember Reese to move to a closed session. Second by Councilmember Doutre. Vote: Councilmember Doutre – aye, Councilmember Holmgren – aye, Councilmember Reese – aye, Councilmember Rohde – aye, Councilmember Vance – aye. Motion approved. The Council moved to a closed session at 8:30 p.m.

12. **CLOSED SESSION:**

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.

b. Strategy session to discuss pending or reasonably imminent litigation

Motion by Councilmember Reese to move to an open session. Second by Councilmember Vance. Vote: Councilmember Holmgren – aye, Councilmember Rohde – aye, Councilmember Reese – aye, Councilmember Doutre – aye, Councilmember Vance - aye. Motion approved. The Council moved to an open session at 8:56 p.m.

13. Adjournment

Motion by Councilmember Reese to adjourn the meeting. Second made by

Councilmember Rohde. Vote: Councilmember Doutre – aye, Councilmember Holmgren – aye, Councilmember Reese – aye, Councilmember Rohde – aye, Councilmember Vance - aye. Motion approved. The meeting adjourned at 8:57 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.

Dated this _____ day of _____, 2016.

Darlene S. Hess, Recorder