

**TREMONTON CITY CORPORATION  
CITY COUNCIL MEETING  
May 17, 2016**

Members Present:

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

**CITY COUNCIL WORKSHOP**

Mayor Fridal called the May 17, 2016 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 Reese, Rohde, and Vance, City Manager Shawn Warnke, and Recorder Darlene S. Hess. The following Department Head was present: Police Chief David Nance. Councilmembers Doutre and Holmgren were excused.

Items were discussed out of order.

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

The Council reviewed the May 17, 2016 Agenda with the following items being discussed in more detail:

Mayor Fridal asked the Council if they had any questions regarding the Agenda. The Council noted they had discussed the items on the Agenda previously. Mayor Fridal would like to discuss Economic Development.

2. Presentation regarding progress made on Main Street Revitalization

Manager Warnke spoke about the Sustainable Design Assistance Team (SDAT) that came and helped with Main Street planning. He noted he will be in Vernal this Friday for the Utah Chapter of the American Planning Association Conference where he will be presenting.

The American Institute of Architects (AIA) donated their time to organize a multi-disciplinary team of professionals to come and do a Main Street plan. There were urban design specialists, landscape architect, someone familiar with Main Street economics, an architect, and a graphic artist. The City contributed \$5K to AIA for some of the hard costs for the team travel such as airfare, lodging, and per diem.

There was a preliminary visit with the team leader, who was an architect. The team came to Tremonton for three (3) days. There was a picnic in the park with the public which had a good turnout. The team asked the public their thoughts about Main Street. The public and specific individuals were invited to workshops the next day. The team then created a great vision for Main Street to work toward.

The team spoke about an entryway into Tremonton and noted the bridge on Main Street with green space would be a good gateway. Councilmember Rohde wondered if the Malad River could be utilized.

If the Malad River Trail plan is realized, it would be perfect to have a trail go underneath the bridge. The bridge is a good spot for a gateway. Manager Warnke will present a few ideas regarding the bridge and open space in the future. Councilmember Vance asked if the Community Development Area (CDA) starts at the stoplight and goes west. Manager Warnke confirmed it does and does not include the bridge. He approached Zions Bank in the past about a specific project and Zions Bank thought another project would be a better fit. The City could look to grants to make something happen with this gateway.

SDAT team recommended that Tremonton do the following:

- Get the residents involved
- Do branding we could build upon
- Create partnerships
- Look for easy wins
- Look for public realm enhancements
- Drive development on Main Street catalyst site
- Play up visitor economy (tours, events)

The City created the Main Street Mix that was a public body where people could self appoint. It had good participation but they relied on City staff to facilitate. It was not very effective and ultimately City Staff did things to move the effort forward.

When the City pursued branding, the cost was \$65K. Councilmember Rohde wondered if the City should revisit branding as things have changed.

Different entities have been partnered with the City on Main Street issues such as EDC Utah, Utah Heritage Foundation, Box Elder County, and other individuals and companies from the private sector have helped with grants. The City has received financial and technical support from the different entities.

There were several things the City did quickly and easily. SDAT found neglect of streetscape on Main Street. Property owners were asked to maintain their portion of Main Street but it wasn't always maintained. The City budgeted for a seasonal employee, which was money well spent, and some of the issues went away. The Main Street

Maintenance Worker cleaned debris, pulled weeds, and did general upkeep. Mayor Fridal noted it looks good.

The City put a note on utility poles stating that snipe signs such as garage sales signs are not allowed on Main Street. Code enforcement has also helped improve Main Street. Some trees have been removed that improved the appearance.

Another gateway corridor, although not on Main Street, has been improved by removing the sight obscuring fencing with a non-sight obscuring fence that provides views of the golf course from the road. Councilmember Reese noted several people have complimented how nice it looks.

The streetscape has been cleaned up. The Public Works Department removed clutter such as utility poles, directional signage, and things that were not necessary on Main Street. They did a great job helping with the projects.

The City participated in removing two signs on private property. One was a safety issue as it blocked clear vision at the intersection of 400 West and Main Street and the other was a tower by 1000 West and Main Street. Councilmember Reese noted that you forget how miserable something was once it has been removed and it looks nice.

There were several spots where the sidewalk ended and weeds grew between it and the property line. Manager Warnke called those areas nuisance strips. The Public Works Department poured concrete in some of the nuisance strips. Mayor Fridal commented how a little concrete can make such a difference in making it look better. Manager Warnke noted there are a few more areas that will be worked on. The larger sidewalk areas created when nuisance strips are concreted is a good thing for downtown.

Another quick fix is some streetlights have been painted black. The City has a new standard for streetlights on Main Street. Manager Warnke would recommend the City installs streetlights in the near future and noted they are not that expensive. Councilmember Reese would like to see them installed this year. Councilmember Vance wondered if the City will put in new sidewalks when they put up new streetlights so it does not have to dig twice.

Manager Warnke spoke about the public art in the City that has received a lot of recognition. The City received Best of State for the overall public art collection.

The City has done work to develop trails that will feed into Main Street. The trails should be an important amenity as time goes by.

The catalyst site is at the heart of the SDAT recommendations. It is the greatest promise to help turn around Main Street. The Council helped create a project area that centered on the potential increase in taxable value from Tremont Center. The street front has been developed and the canal is disappearing. There are many improvements that accompany that frontage. It can provide revenue to the Tremont City Redevelopment Agency the

rest of the project area to address streetscape issues such as streetlights, planters, and façade improvement. People tell Mayor Fridal daily how nice the canal looks now it is buried.

SDAT identified another catalyst site on the other side of the fairgrounds by O'Reily and Maverik. The City should try to do the same type of thing when that comes in and hopefully the taxing entities will support it. Councilmember Rohde would like to see the City acquire the old gas station across from the fairgrounds and tear it down and put up a nice sign for Tremonton City and make it a gateway into the City.

It was also suggested to create events that will draw people from out of town and bring people back to the downtown area. The Tour of Utah drew people from out of the area into Tremonton. Marc Christensen and Zach LeFevre work on having different tournaments come that bring people into Tremonton. The fairgrounds also do a great job of attracting events to their facility. The City moved Tremonton City Days to the downtown area.

Shuman Park has had electrical improvements that will accommodate events that require electrical outlets for booths and vendors. Councilmember Reese remarked that the splash pad is always full. There has been a lot of work renovating the fields at North Park.

The SDAT created the vision and momentum. There was legitimacy created by having a plan to show the taxing entities when requesting support for Tremonton City Redevelopment Agency to receive tax increment. The Main Street Plan raised community awareness. There have been several planning spin-off efforts associated with the Main Street Plan such the Tremont Center Project Area Plan and the architectural inventory.

The City and the Bear River Association of Governments has done a parking analysis. UDOT will be doing a pedestrian study to look at making Main Street safer for pedestrians. Work has been done on Master Transportation Corridors and Main Street Access Management. Box Elder County has been approached for transportation corridor funds.

Some improvements were completed before the SDAT that greatly improved Main Street. The splash pad is one example as well as the work done at the railroad crossing. The fairgrounds invested money and did a great job turning the frontage around. The infrastructure has been put underground for streetlights and there are five or six bases that have been set for the streetlights. The fairgrounds will match the streetlights the City has adopted for Main Street.

We want private investment to occur. There are businesses that made improvements to their building like Domino's, El Parral, Kent's, The Grille, and Archibald Tire Pros. The hope is it will be a catalyst for private individuals to invest in new property or reinvest in existing property.

SDAT suggested we work toward preserving and restoring the architecture on Main Street. They provided simple store design guidelines that may need to be codified in the future. It was proposed that the City have a façade improvement grants. The storefronts should be restored as we would not want incompatible architecture. Councilmember Reese stated the old Darrel's building would look cool if it was revitalized.

If the metal was removed from some of the old buildings on Main Street, it would not cost a lot but would restore some of the historic architecture. We do not know what is under the metal but it could be glazing. SDAT showed an example of what some buildings could look like if the buildings were returned to their original facades.

The Utah Heritage Foundation participated in SDAT and featured the old church across from Shuman Park in the architecture preservation conference and Jay's sign. This is evidence that Tremonton has great architectural assets worthy of preserving.

Some of the next steps include:

- Continuing with Public Art
- Improving gateways and entryway
- Wayfinding (people getting off I-84 do not know there is more to town)
- Ways to improve and enhance Midland Square
- More specific streetscape plans – streetlights, planter, pedestrian amenities
- Trails into Main Street
- Façade grants
- CLG (Certified Local Government) for Historic Preservation Funds

Councilmember Vance said the SDAT was good and gave the City an idea. The City has \$2M coming from the CDA but the City needs to decide how to use that money and prioritize. Will the funds be used to create parking or changing façade? There should be a detailed plan showing exactly what will be done with each block.

Manager Warnke noted the SDAT was a visioning document and illustrated great principles. Councilmember Vance stated owners and merchants should be contacted and assembled together to gather their input. Manager Warnke said progress is made when something is put down on paper and it was his opinion that there could be several different streetscapes created and shown to business owners. Then business owners can review and say whether they like it or not. Councilmember Reese and Mayor Fridal would like the City to come up with a plan and present to the businesses downtown. Councilmember Vance owns buildings on Main Street and the City wanted to change things up in the past. There was no benefit to him. The City should get input before coming up with a plan.

Councilmember Rohde also owns a building on Main Street. He would like to know the City's plans for Main Street as it will determine some of the remodels he would like to

do. The decisions need to be made so he knows what direction to go. There should be clear goals.

Councilmember Vance noted it would cost quite a bit to buy a building, knock it down, and put in parking. Would there be money left to help businesses with façade? Councilmember Rohde stated he does not mind putting some money into his business to fix it up. It would be nice to put in streetlights and fix the walkways for pedestrians. Councilmember Vance said it should be a priority to put in new cement with color and design and let owners know what the City will be doing to help.

Mayor Fridal thinks they are both good ideas. In his experience, it will be hard to get business owners together and willing to invest anything. Councilmember Vance stated it was presented to owners in the past as something they were told to do. Mayor Fridal would like to have a plan to present to business owners for input. He would like there to be façade grants that are a match and there should be a plan that would beautify Main Street. Every business owner he talked to does not like the trees on Main Street. The trees may need to come out.

Manager Warnke suggested the City come up with a few different scenarios and engage a professional to help. It would be good to have three (3) different renditions to show business owners. Councilmember Vance liked that idea. Councilmember Rohde commented it must include a decision regarding planters, conduit, etc.

Councilmember Vance asked about the Parking Lot Analysis. Manager Warnke noted there was an inventory prepared based on parking standards of today. Main Street was built pre-automobile. Parking should be addressed as part of the overall plan for Main Street. It would be good to review parking once Greer's moves to Tremont Center. It was noted that the Tremont City Redevelopment Agency's ability to collect tax increment is for a fifteen (15) year period. Councilmember Vance stated parking will take a bulk of the money.

Mayor Fridal said parking is an issue on Main Street. If we want businesses to come to Main Street, parking must be considered. If a business wants to come in where Greer's is currently located, there is no significant parking. People perceive they have to walk a long ways from parking downtown on Main Street. Mayor Fridal has a copy of the parking study BRAG prepared. Manager Warnke noted it was more of an inventory done about six (6) months ago. It had some shortfalls but helped identify some of the issues.

Manager Warnke would recommend the City consider Roger Brooks who specializes in downtown, tourism, and branding. Mr. Brooks has been engaged by the Utah Office of Tourism to help counties develop main streets and economic growth. They will pay for half the costs if the City hires Mr. Brooks to do an analysis. The price will depend on the scope of work. Manager Warnke is impressed with Mr. Roger Brooks' insights. It is hard to ask property owners to make changes when there is no monetary help. The City will have the money to partner.

Councilmember Vance said it would help if the City made an offer to partner with business owners and help with the expenses. Councilmember Reese said it would help Main Street even if there is not 100% participation. The Council would like Manager Warnke to pursue Mr. Brooks and see what his fees would be.

Manager Warnke remarked the City can apply for CIB (Community Impact Board) grants. The City received a \$20K matching grant that helped pay for SDAT and Transportation Planning on Main Street. Potentially, the City could receive funds to help plan specific streetscapes. Mayor Fridal would like to head that direction. Councilmember Vance noted it is good to go after that type of money. He is glad the CDA is organized and put together. It would be nice to anticipate when there will be excess money. The tax proceeds will come quicker than anticipated and it will be important to have a game plan before the money starts coming in.

3. Economic Development Discussion - Mayor Fridal

This item was not discussed.

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

### **CITY COUNCIL MEETING**

Mayor Fridal called the May 17, 2016 City Council Meeting to order at 7:03 p.m. The meeting was held in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Fridal, Councilmembers Reese, Rohde, and Vance, City Manager Shawn Warnke, and Recorder Darlene S. Hess. The following Department Head was present: Police Chief David Nance. Councilmembers Doutre and Holmgren were excused.

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 Manager Warnke and the Pledge of Allegiance was led by Councilmember Reese.

2. Introduction of guests:

Mayor Fridal welcomed Kevin Christensen from the Bear River Health Department, and Denise House and Mark Johnson with GBS Benefits.

3. Approval of Agenda:

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

**Motion by Councilmember Reese to approve the agenda of May 17, 2016.** Motion seconded by Councilmember Vance. Vote: Councilmember Reese - aye, Councilmember Rohde - aye, and Councilmember Vance - aye. Motion approved.

4. Approval of minutes – May 3, 2016:

Mayor Fridal asked if there were any changes to the minutes. Councilmember Rohde identified one correction.

**Motion by Councilmember Vance to approve the minutes of May 3, 2016 with one correction.** Motion seconded by Councilmember Rohde. Vote: Councilmember Reese - aye, Councilmember Rohde - aye, and Councilmember Vance - aye. Motion approved.

5. Public comments: Comments limited to three minutes:

There were no public comments.

6. New Council Business:

a. Discussion and consideration of approving the April Warrant Register

**Motion by Councilmember Reese to approve the April Warrant Register.** Motion seconded by Councilmember Vance. Vote: Councilmember Reese - aye, Councilmember Rohde - aye, and Councilmember Vance - aye. Motion approved.

b. Discussion and consideration of approving the April Financial Report

**Motion by Councilmember Vance to approve the April Financial Statement.** Motion seconded by Councilmember Reese. Vote: Councilmember Reese - aye, Councilmember Rohde - aye, and Councilmember Vance - aye. Motion approved.

c. Discussion and consideration of adopting Resolution No. 16-07 adopting a revised Tremonton City Logo

Councilmember Rohde would like to have color in the logo. There should be a mono color logo and a colorful logo to be used on the website. He likes the logo but would like the logo to have color so it is not boring. Maybe they should discuss branding again.

Mayor Fridal stated that Councilmember Holmgren had someone from Utah State University help create the logo. They added the wheat to represent the community which was good. Mayor Fridal is not opposed to having color. Councilmember Rohde would like color to give it a little pizzazz. Mayor Fridal noted that Councilmember Holmgren is okay with the change in the logo.

Manager Warnke said the resolution may need to be reworded because it

specifically states the logo will be blue. Councilmember Rohde likes the proposed logo but would like a second one that will have color.

**Motion by Councilmember Rohde to adopt our current logo that is being presented. I would like us to also come up with a secondary logo that has some color.** Motion seconded by Councilmember Vance. Roll Call Vote: Councilmember Rohde - aye, Councilmember Reese - nay, and Councilmember Vance - aye. Motion approved. Councilmember Reese thinks Councilmember Holmgren should have been present to give his say.

- d. Discussion and consideration of adopting Resolution No 16-26 selecting health insurance carriers and defining the City contribution for Health Insurance Employee Benefits for the 2016- 2017 Fiscal Year

Manager Warnke stated GBS is here to walk us through the renewal. Resolution No. 16-26 formalizes the recommendation of the group as it relates to renewals. It also defines the City's contribution which has typically been 90% of the premium cost. The City also offers a high deductible plan with a HSA (Health Savings Account) Plan with the City contributing \$1,300 for single, \$1,900 for employee and spouse or employee and children, and \$2,400 for family.

**Health** - Mark Johnson from GBS thanked the Council for allowing them to attend and present the employee benefits. GBS has a healthcare reform attorney that keeps them up to speed on the Affordable Health Care Act (ACA) and the areas clients are required to be compliant. They have worked to allow Mayors and Councilmembers to continue with healthcare. Groups with less than fifty (50) eligible employees are not allowed to provide benefits to employees that are not actively at work for thirty (30) or more hours. The current carrier posed a problem. GBS looked for options that would be accommodating to continue provide benefits to the Mayor and Council.

GBS found a self-funded or modified self-funded plan also called a level-funded plan. It has the chassis of a self-funded plan but functions like a fully insured plan. They looked at PEHP, Cigna, and EMI Health. PEHP came in at 8.5% increase, Cigna at 6.9% increase, and SelectHealth at 21.5% increase. SelectHealth would not be able to provide coverage for the Mayor and Council and they had a significant increase.

Cigna, PEHP, and EMI Health are on a modified self-funding platform which allows people who work under thirty (30) hours a week to be on the plan.

The most competitive quote came from Cigna who also offers a bundling discount. If dental is included they take an additional 2% off the medical rate for a total of 4.9% increase.

Along with the increase, SelectHealth also made changes to the plan. Cigna pretty much matched benefit for benefit to the existing plan. There are a couple of enhancements. The pharmacy is a better benefit and the emergency room would be a better benefit because it is copay that is not subject to the deductible like with SelectHealth. The network is a little different because of the Rural Health Care Act. The plan will accommodate Brigham City Hospital, Bear River

Valley Hospital, Logan Specialty Hospital, and the Logan Regional Hospital. SelectHealth only allowed Bear River Valley Hospital and Logan Regional Hospital. Cigna also accommodates Ogden Regional but not McKay Dee Hospital or physicians with practicing privileges at those facilities.

In Salt Lake it would accommodate the University of Utah, Salt Lake Regional, St. Marks, and a number of hospitals on the West but would not accommodate LDS or Intermountain Regional.

**Dental** – Mr. Johnson noted the current dental carrier, EMI, came out with an 8% increase. The lowest priced dental carrier was Guardian with a minus or \$4K discount but with the bundling discount, Cigna results in a minus \$10K.

**Life** – The City currently uses Lincoln who came in with no increase. They provide basic Life AD & D. The voluntary life came in at the same rate. Disability had no change.

**Vision** – Currently the City uses Opticare of Utah. It is a fairly nominal priced product. They have held their rates for quite some time and now have to make a big catch up with a 29% increase. The most competitive price that matches the current plan is EyeMed with a 4.78% increase and they gave a four (4) year rate guarantee.

Councilmember Rohde asked how EyeMed will affect the local provider. Dr. Lynn Purcell is the only eye care provider in town and he would hate to see him cut out of the loop. Dr. Purcell will be covered under EyeMed. Mr. Johnson noted that EyeMed has an in-network and out-of-network and noted it functions different than medical. Sometimes it costs less if you go out of network and there is flexibility. Contact lenses are the same price for in or out-of-network.

Councilmember Reese told GBS they did good work. Councilmember Rohde will be declaring a conflict of interest. He noted that usually with a hospital transfer they are sent to McKay Dee Hospital. They need a good campaign to tell the local hospital which hospital to transfer them to so it will be covered. Mr. Johnson noted when a new carrier comes in and it lapses into the new contract, they will get a transition of care and continue to cover the individual at the facility they are at. Going forward we want to educate folks as to who is in network and who is not.

Manager Warnke stated open enrollment is scheduled for June 1, 2016. Denise House said she usually handles education for employees and she has noted that and will make sure they are educated. Councilmember Rohde stated individuals need to tell the hospital which facilities are covered under their insurance. Mr. Johnson said emergency room visits are paid as in-network whether they are in-network or out-of-network. The patient should be taken to the nearest health care facility to be stabilized then it is determined if the patient can be moved.

**Motion by Councilmember Reese to adopt Resolution No. 16-26.** Councilmember Rohde would like the public to know the City is not choosing this plan so the Mayor and Council can have insurance. It was chosen because it is an

economic plan that will be good for the employees of Tremonton. Mr. Johnson stated the difference between the two plans is a \$111K increase for SelectHeath versus a \$25K increase for Cigna. Mayor Fridal asked if Cigna is high quality insurance. Mr. Johnson confirmed it is good and noted Box Elder School District and Box Elder County are with Cigna. Ms. House noted Box Elder County has been with Cigna going on two (2) years now. Motion seconded by Councilmember Vance. Roll Call Vote: Councilmember Reese - aye, Councilmember Vance - aye, Councilmember Rohde – abstain (he declared a conflict of interest), and Mayor Fridal – aye. Motion approved. The Mayor and Council thanked GBS for their time and for coming to City Council.

- e. Discussion and consideration of adopting Resolution No. 16-27 creating a Transportation Capacity Capital Project Fund 42

Manager Warnke stated that transportation will become a bigger issue as the City grows. There is not a dedicated source of revenue for transportation. There was a proposition put before the voters last election for a sales tax increase which did not pass. Another source of revenue is Transportation Impact Fees which have not been enacted.

It was suggested to set up a separate Capital Projects Fund and consider transferring reserves at the end of the year specifically for transportation projects that add capacity. Some roads in the City are inadequate such as 2300 West and 1000 North. There are also corridors that can be improved. The funds will not be enough to cover the large projects but it is a start in the right direction.

The City is working on getting a transportation corridor that will connect into 2300 West that would be the start of a minor arterial road. The City's participation in constructing roads depends upon what traffic volumes a development is generating. For example, if a development does not generate traffic volumes for arterial road and the City feels that the long term development of the City requires a minor arterial road then, the City would then need to pay a portion of the costs. The City may exact improvements that meet the following test: 1) a legitimate government purpose and 2) rough proportionality. The City should set money aside to use toward transportation projects.

Councilmember Vance asked where the funds would be coming from. Manager Warnke said the funds would come from the surplus the City hopes to have every year end. The surplus is typically transferred to these three (3) Capital Projects Funds. Councilmember Reese stated the transfer would be for bookkeeping. Manager Warnke stated this would earmark the funds specifically for this use. This would make it a little clearer what the funds would be used for.

Mayor Fridal stated it would allow the Council the ability to determine how much money goes there. Manager Warnke explained that a percentage is usually used because there is no way to determine how much will be available at year end. The Council can also transfer funds at a future date. Councilmember Vance noted there are so many sites identified; the Council should make movements toward it.

**Motion by Councilmember Vance to adopt Resolution No. 16-27 creating a Transportation Capacity Capital Project Fund 42.** Motion seconded by

Councilmember Reese. Roll Call Vote: Councilmember Rohde - aye, Councilmember Reese - aye, and Councilmember Vance - aye. Motion approved.

- f. Discussion and consideration of adopting Ordinance No. 16-13 dissolving the Freeway Interchange Project Area

Councilmember Reese noted this item has already been discussed.

**Motion by Councilmember Rohde to adopt Ordinance No. 16-13.** Motion seconded by Councilmember Reese. Roll Call Vote: Councilmember Rohde - aye, Councilmember Reese - aye, and Councilmember Vance - aye. Motion approved.

7. Comments:

- a. Administration/City Manager Advice and Consent.

1) Nothing to discuss

- b. Council Reports:

**Mayor Fridal** reported the Council will be helping plant flowers in pots on Main Street. Mayor Fridal wondered if the Council could meet Monday at 4:30 p.m. Councilmember Holmgren and Doutre will need to be contacted regarding the time. Councilmember Holmgren will be reserving the plants. The Council will be contacted with the location to meet. Councilmember Reese thought it would be cool to bring spouses. Mayor Fridal said planting flowers shows that the Council is doing something creative with the City. Councilmember Reese noted the women would make the flower pots look good. Councilmember Holmgren has the pots that were used last year and some horse troughs to try out this year. Mayor Fridal will contact Councilmember Holmgren with the details for the time.

**Motion by Councilmember Reese to move into Closed Session.** Motion seconded by Councilmember Vance. Vote: Councilmember Reese - aye, Councilmember Rohde - aye, and Councilmember Vance - aye. Motion approved.

The Council moved into closed session at 7:41 p.m.

8. **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 return to Open Session.** Motion seconded by Councilmember Rohde. Vote: Councilmember Reese - aye, Councilmember Rohde - aye, and Councilmember Vance - aye. Motion approved.

The Council moved to open session at 7:53 p.m.

9. Adjournment.

**Motion by Councilmember Reese to adjourn the meeting.** Motion seconded by Councilmember Rohde. Vote: Councilmember Reese - aye, Councilmember Rohde - aye, and Councilmember Vance - aye. Motion approved.

The meeting adjourned at 7:54 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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
Darlene S. Hess, Recorder