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Agenda  
Workshop Meeting  
May 10, 2016

Present: Mayor Kenneth Neilson, Council Members Troy Belliston, Kolene Granger, Garth Nisson, Jeff Turek, City Manager Roger Carter, City Attorney Jeff Starkey, Deputy Recorder Tara Pentz, City Recorder Danice Bulloch, Public Works Director Mike Shaw, Community Development Director Drew Ellerman, Administrative Services Manager Kimberly Ruesch, Police Chief Jim Keith, Power Director Kelly Carlson, Audience: Kenneth Walker, Steven Woodfield, Keith Allred, Sandra Walker, Karen Volkart, Cindy Watlet, Donald Watlet, Bryant Flake, Dan Drew, Katie Drew, Coye Cole, Paula Cole, John Miller, Chad Drake, JB Cunningham, Debbie Cunningham

Excused: Council Member Thad Seegmiller

Meeting commenced at 6:00 P.M.

**1. Approval of the Agenda.**

*Council Member Turek made a motion to approve the agenda. Council Member Belliston seconded the motion; which passed with the following roll call vote:*

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Granger</i>	<i>Aye</i>
<i>Council Member Nisson</i>	<i>Aye</i>
<i>Council Member Turek</i>	<i>Aye</i>

**2. Review of the board audit report.**

Administrative Services Manager Kimberly Ruesch reviewed the Board Audit Report.

**3. Presentation and discussion on Operation Underground Railroad in Utah. Steve Woodfield.**

Steve Woodfield stated Tim Ballard has worked with the CIA for the past two, and Homeland Security for 10 year. He has assisted with over 500 recuses of children in the past two years. The Operation Underground St. George is asking for the Support of Washington City. There is a fundraising dinner on Friday May 13th, at Dixie State University. Tim Ballard will be in

attendance for those who would like to meet with and talk to him. The more we are aware of the children sex trafficking, the more we can get individuals involved in helping.

Mayor Kenneth Neilson asked if they have a local office.

Mr. Woodfield stated all of the parties involved in the rescues are ex-navy seals and have been specifically trained in this type of missions.

City Manager Roger Carter stated we have been made aware this is an issue in the St. George area.

Mr. Woodfield thanked Council for their time and hope they will support their cause.

**4. Discussion regarding residents concerns on infrastructure and development near the Treasure Valley subdivision. Richard Harder**

Richard Harder stated the main issue is public safety, being the access to and from the school property. They would like to minimize school traffic coming through residential communities.

Council Member Turek stated he understands our Public Works Department has been in discussions with the School District to ensure adequate roads for traffic.

Mr. Harder stated the School District is planning to hold a special meeting tomorrow night at 7:00 P.M. to discuss issues with the residents. However, they feel the property the school owns to the east of this property is a better location, and should be a safer route.

Council Member Turek stated logically thinking he would agree, however, he does understand the school is also trying to take into consideration the lighting for ball fields and other school issues. He does realize traffic is a concern, but there are many other things to take into consideration.

Council Member Belliston stated there is going to be traffic coming from both directions regardless of the location of the school. This school will host many St. George students as well as Washington City residents. Unfortunately, the City has limited control when they are constructing schools.

Mr. Harder stated they want to make certain their elected officials and public employees are logical concerns, and the residents want to be heard.

Council Member Belliston stated we are not part of the permitting process on a municipal level.

Kathy Bentz stated they own property, but have not built their home yet. They are rethinking building because of the school site. She reviewed a map with Council, and explained the School District has indicated there is a road, which will go through their parcel, and they cannot split up the school site.

Ken Walker stated he lives in Treasure Valley. As you look at the layout of the school, the main

entrance in and out of the school is on 20 East. He asked how wide 20 East is supposed to be.

Council Member Turek stated this is a 66 foot right-of-way.

Mr. Walker stated it takes 11 feet for a turning lane. The road is not wide enough for parking along both sides of the street and a turn lane, and two lanes of traffic. There will not be adequate access to the school.

Public Works Director Mike Shaw stated there would be 46 feet of asphalt. There are a couple of options for a 66 feet of right-of-way. The major collector road will be wide enough for the traffic.

Council Member Belliston asked how many homes could go on this parcel if it were to be developed for residential.

Public Works Director Shaw stated when he calculated there was allowance for 280 homes, he figured for the same density as Treasure Valley.

Chad Drake stated there is going to be a lot of work that is going to have to take place in both cities. St. George has a major undertaking in their roads as well.

Keith Allred stated he lives on 20 East, and he will be greatly impacted if this happens.

Mayor Neilson stated it is going to happen. The school is going to be built. The reason he agreed to have this meeting is to make sure Washington City is trying to make the most appropriate roads, when the school opens.

Mr. Allred stated when they bought their home, they understood the school was going to build on the east property. There are going to be issues with groundwater, and he has heard it is going to be 2 million dollars to mitigate the issue. They were told the school has been working with Washington City for some time, and he wants to know if that is true.

Council Member Turek stated they have been working with the school for a couple of years on a school site in the fields area. However, he was not certain they moved to this location until a few months ago.

Mr. Allred stated he was told there was not a budget for a couple of years for the roads.

Council Member Belliston stated he was in attendance at the meeting he referred to, and they were discussing roads, which are located in St. George City.

Mr. Allred stated he is going to assume the school will be an open campus, which means the students will be leaving campus at lunch time, which will also impact their roads. The School Board Meeting tonight was packed with people who are opposed to the location. He is concerned about the plans, and the roads not being completed before the school is opened. There is no guarantee to the residents the roads will ever be constructed. The community is not happy with the decisions being made. They are the taxpayers and the Council and School District are here to serve them.

Mr. Drake asked if there was ever any indication why the School District could not build on the east property.

\*Council Member Nisson excused himself from the meeting. 6:50 P.M.

Council Member Turek stated he had heard the parcel was too narrow for what they needed to do.

Council Member Granger stated they may want to put a Middle School or Intermediate School on the east parcel.

Council Member Belliston asked if the school would be required to build the roads.

Public Works Director Shaw stated they only are required to build the roads, which they front.

Council Member Granger stated the City does not work with the School District the same they work with the residents. The School Board is not required to do so. The residents have not heard about what is going on is because there is not a requirement for the school to do so.

City Attorney Jeff Starkey stated Washington City has certainly had issues with the schools in the past. The reality is, they can build in any zone, they can build in any area, and there is an entitlement to land. They simply have to comply with building codes. The State Legislature changed, but the only requirement is to notify municipalities of their intent to build. We still have no say in what they can build, and where.

Council Member Belliston asked if the School District is going in this location, what say would Washington City have for additional access.

City Manager Roger Carter noted part of the process is noting the appropriate access, at that point we need to make sure those accesses points are available. Another factor would be where the students are traveling from.

Council Member Belliston explained the School District has indicated approximately  $\frac{2}{3}$  of the students going to this school will be from St. George City.

Public Works Director Shaw reviewed the Roads Master Plan around the school property with Council. It is going to take some joint planning with St. George City, to get the roads in place.

Ray Bentz clarified the City does not have any say in where the School District places a building.

City Manager Carter stated Washington City has been told school and churches have power, which allows them to bypass the local requirements. The State Statute does not allow the City to deny them the ability to build.

Mr. Bentz stated they were told a plan has to be approved through the State of Utah.

City Manager Carter stated yes they must comply, through the State, not through the local government.

City Attorney Starkey stated Washington City appreciates the fact the School District is willing to have an open dialog with the City. However, ultimately it is their decision to place the school where they want.

Mr. Bentz stated it is America and should not be allowed.

Council Member Granger stated there is another level for citizens to take their complaints. They can go to Senator Vickers, and try to get the Legislature changed.

Mr. Bentz commented it would be nice to have the local government go with the citizens to the Senators. The School District was decent to them at the meeting tonight, but they clearly had no interest in moving the site.

City Manager Carter stated he has sat in his seat many time, watching what the School District goes through. The school is also in a very challenging position everywhere they go. Which is partially the reason the Legislature has set it up the way they have. People do not want the school by them, but they do not want it far away from them either. He feels since the school is not here, he would at least like to indicate they have a very challenging position as well.

Mr. Allred stated he would like to appeal to the Council to do the best they can for the ingress and egress for the site.

St. George City Mayor Jon Pike stated he would like to pledge to Washington City residents and St. George residents that St. George will work together with Washington the very best they can. We all know schools are needed, but nobody wants them in their backyard. When it comes to 2450 South, it is going to be a major factor for this school. It is a considerable expense, and they are working on it, and they will be working with Washington City Public Works to do the very best they can. The concerns are well founded, but he hopes they will be met.

Mayor Neilson thanked the citizens for their concerns, and Mayor Pike for his willingness to work with Washington City.

## **5. Discussion on Suntran.**

City Manager Roger Carter reviewed the estimated timeline and expense to acquire Suntran to Washington City.

Council Member Belliston stated there is an Autistic School as well as a TLC building to be located in Washington City. They are going to need transportation available.

City Manager Carter commented when Cities expand bus routes, they expand the paratransit.

Council Member Belliston stated if TLC is going to locate in Washington City, they are going to need to make sure Suntran is available to them.

Council Member Turek reviewed the discussions with the MPO and taking over Suntran. However, there are many issues, which would need to be address with the proposal.

City Manager Carter stated this needs to be tied into the gas tax discussion. The money needed for Suntran is highly expensive.

Council Member Belliston asked where the money was used when it was approved by the previous Council.

City Manager Carter explained when it was made apparent the bus was not going to happen, the Sullivan Park was built, and the Golf Course was changed. The highest interest for Suntran from the residents is in the downtown area.

Council Member Turek stated it is obvious the funds are not there at this time. He would be in favor of tying it in with the gas tax, which is going to be on the ballot. It would allow input from the residents.

Public Works Director Shaw explained how the gas tax money is distributed.

City Manager Carter reviewed how the commuter bus routes work.

Mayor Neilson suggested drafting a Resolution for the Gas Tax.

## **6. CLOSED SESSION**

### **A. Discuss purchase, exchange or lease of property.**

*Council Member Belliston made a motion to moved into closed session to discuss purchase, exchange or lease of property. Council Member Granger seconded the motion; which passed with the following roll call vote:*

*Council Member Belliston     Aye  
Council Member Granger     Aye  
Council Member Turek        Aye*

The Council moved into Closed Session at 8:01 P.M.

The Council adjourned the Closed Session and returned to the Regular Meeting at 8:47 P.M.

## **7. Adjournment**

*Council Member Granger made a motion to adjourn the meeting. Council Member Belliston seconded the motion; which passed with the following roll call vote:*

*Council Member Belliston     Aye  
Council Member Granger     Aye*

Council Member Turek      Aye

Meeting adjourned at 8:47 P.M.

Passed and approved this 8th day of June, 2016.

Washington City



Kenneth F. Neilson, Mayor

Attest by:

*Danice B. Bulloch*

Danice B. Bulloch, CMC  
City Recorder