

**TREMONTON CITY CORPORATION
CITY COUNCIL MEETING
August 2, 2016**

Members Present:

Diana Doutre
Lyle Holmgren - excused
Jeff Reese
Bret Rohde
Lyle Vance
Roger Fridal, Mayor
Shawn Warnke, City Manager
Linsey Nessen, Acting City Recorder

CITY COUNCIL WORKSHOP

Mayor Fridal called the August 2, 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 Doutre, Reese, Rohde, and Vance, City Manager Shawn Warnke, and Acting City Recorder Linsey Nessen. The following Department Heads were also present: Public Works Director Paul Fulgham, Parks and Recreation Director Marc Christensen, and Treasurer Sharri Oyler. Also in attendance were: Sergeant Kevin Allred and Emergency Management Coordinator Jim Hess (arrived at 6:30 p.m.). Councilmember Holmgren was excused.

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

The Council reviewed the August 2, 2016 Agenda with the following items being discussed in more detail:

Years of Service. Mayor Fridal commented that Zoning Administrator Bench does a great job for the City and noted he is a good man.

Ord. No. 16-15. This Ordinance clarifies that buildings must face the street. If there is an exception with building orientation, the final decision must be made by the City Council. It also discusses screening of mechanical equipment.

The Council noted they have addressed concerns from residents regarding some of the buildings in Tremont Center. Some were concerned with the orientation of buildings and others were with the height of buildings. It was also noted that the Council does not decide which businesses come into the City.

Res. No. 16-41. Some changes in the Personnel Policies and Procedures to change wording from should to shall. One section was amended to allow job descriptions to be changed as needed. Cell phone allowances were added as well as changes to the dress

code policy. Items relating to floral remembrances and Fire Department driving were migrated over from the Administrative handbook as well as items involving misconduct.

Res. No. 16-43 Moderate Income Housing Plan. The City adopted a Moderate Income Housing Plan in 2013 which identifies housing stock and the needs for different income level housing. The City has a good mix of zoning to allow for different housing types. The plan is good for five (5) years. The City would like to utilize BRAG (Bear River Association of Governments) again to help with a new plan.

Tiered Water Rate. The last water rate increase for the City was in 2003. Tiered rates help with conservation but should not have a big impact on commercial users. The main issue is with outdoor watering. The tiered water rate should increase everyone's bill a little, but would impact those with high summer water usage the most. The tiered rate could push individuals and industrial users to make decisions regarding their outdoor landscaping and watering. The South Stake Center and Alice C. Harris partnered with the City and have pumps installed to utilize the underground water. They pay the City for their portion of the power bill.

Some of the bigger water users like Bear River Valley Hospital and POST Consumer Brands could hook to secondary water as it is close to them. It would pay for itself over time. The Council discussed that secondary water expansion would be the quickest, least costly way to make a change in water usage right now. There will be continued discussion regarding this issue. If the Council decides on a new rate, it wouldn't take affect until the beginning of 2017.

Demolition of Pie Shack. The pie shack at North Park is a nuisance. Kids kick the door in, climb on the roof, and graffiti the building. It is a safety issue. Councilmember Doutre will get a recommendation from the Civic Club regarding the pie shack at their meeting the first week of September, as they paid to have the pie shack built.

The Council told Director Christensen he did a wonderful job on Tremonton City Days.

Director Christensen said they will need someone from 12-7 p.m. on Saturday, at Garland Wheat and Beet Days, manning ticket sales for the 1953 Ford Customline.

2. **CLOSED SESSIONS:**

- 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*

This item was not discussed now due to time restraints.

The meeting adjourned at 6:56 p.m. by consensus of the Council.

CITY COUNCIL MEETING

Mayor Fridal called the August 2, 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 Doutre, Reese, Rohde, and Vance, City Manager Shawn Warnke, and Acting City Recorder Linsey Nessen. The following Department Heads were also present: Public Works Director Paul Fulgham and Treasurer Sharri Oyler. Also in attendance were: Sergeant Kevin Allred and Emergency Management Coordinator Jim Hess. Councilmember Holmgren was 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 Acting City Recorder Nessen and the Pledge of Allegiance was led by Treasurer Oyler.

2. Introduction of guests:

3. Approval of Agenda:

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

Motion by Councilmember Doutre to approve the agenda for this evening. Motion seconded by Councilmember Reese. Vote: Councilmember Doutre - aye, Councilmember Reese - aye, Councilmember Rohde - aye, and Councilmember Vance - aye. Motion approved.

4. Approval of minutes – July 19, 2016:

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

Motion by Councilmember Vance to approve the minutes of July 19, 2016. Motion seconded by Councilmember Rohde. Vote: Councilmember Doutre - aye, Councilmember Reese - aye, Councilmember Rohde - aye, and Councilmember Vance - aye. Motion approved.

5. Employee Years of Service Award

a. Steve Bench, Building Official- 20 Years

Zoning Administrator Bench was not in attendance as he had other obligations. He will be given his service award at a later time.

6. 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.

7. New Council Business:

- a. Discussion and consideration of adopting Ordinance No. 16-15 approving amendments to the Land Use Code, Title 1, Chapter 1.26 Site Plan Permit associated with building orientation and screening mechanical equipment

Motion by Councilmember Rohde to adopt Ordinance No. 16-15. Motion seconded by Councilmember Reese. Roll Call Vote: Councilmember Doutre - aye, Councilmember Reese - aye, Councilmember Rohde - aye, and Councilmember Vance - aye. Motion approved.

- b. Discussion and consideration of approving Resolution No. 16-41 amending, deleting, and adding the following sections of the Tremonton City Employee Policies and Procedures: Section III: Employee Hiring; Section VI: Employee Code of Conduct; Section VII: Disciplinary Action; Section VIII: Grievance Procedures/Process; Section X: Record Keeping; Section XI: Performance Evaluations; Section XII: Employment Terms; Section XIII: Compensation Planning; Section XIV: Payroll Administration; Section XV: Reimbursable Expenses; Section XVI: Benefits; Section XVII: Family and Medical Leave Act; Section XVIII: Leaves of Absence; Section XIX: General Safety

Motion by Councilmember Doutre to approve Resolution No. 16-41. Motion seconded by Councilmember Vance. Roll Call Vote: Councilmember Doutre - aye, Councilmember Reese - aye, Councilmember Rohde - aye, and Councilmember Vance - aye. Motion approved.

- c. Discussion and consideration of adopting Resolution No. 16-42 approving the Essential Support Function for Transportation and Communication for the Tremonton City Corporation 2016 Emergency Operations Plan

This Resolution is adding to the Emergency Operations Plan and discusses how the Emergency Operations Center will manage communications, transportation, earthquakes, and evacuation. The City is currently working on a Memorandum of Understanding with Box Elder School District for the use of school buses for transportation. Emergency Management Coordinator Hess has given recommendations to the different churches but they can handle emergencies however they see fit.

Motion by Councilmember Reese to adopt Resolution No. 16-42. Motion seconded by Councilmember Doutre. Roll Call Vote: Councilmember Doutre - aye, Councilmember Reese - aye, Councilmember Rohde - aye, and Councilmember Vance - aye. Motion approved.

- d. Discussion and consideration of adopting Resolution No. 16-43 conducting a biennially review of its moderate income housing plan and implementation and preparing a report setting forth the findings of its review in compliance with Utah Code 10-9a-408

This item was discussed in the Workshop.

Motion by Councilmember Reese to adopt Resolution No. 16-43. Motion seconded by Councilmember Vance. Roll Call Vote: Councilmember Doutre - aye, Councilmember Reese - aye, Councilmember Rohde - aye, and Councilmember Vance - aye. Motion approved.

- e. Discussion of a tiered water rate for Tremonton City and possible preliminary water rate structures as calculated by the Public Works Director

The Council would like to continue discussing this issue. Director Fulgham will work with City Staff and discuss different options including some for multi-family units.

- f. Discussion and consideration of the demolition of the pie shack at North Park Park

Motion by Councilmember Reese to have Councilmember Doutre visit with the Civic Club and see if they have any problems with demolition. If they do, please get back to us, if not, we will proceed to take care of it. We want their input because we know the importance they had of using it in years past. Motion seconded by Councilmember Rohde. Roll Call Vote: Councilmember Doutre - aye, Councilmember Reese - aye, Councilmember Rohde - aye, and Councilmember Vance - aye. Motion approved.

8. Reports & Comments:

- a. City Manager Reports and Comments

- 1. Memorandum of Understanding between Utah Department of Technology Services, Automated Geographic Reference Center and Tremonton City for the acquisition of high resolution LiDAR data based upon the City Council's previous authorization granted by approval of adoption of Resolution 15-42

The Lidar will provide geographic data on elevations and will cost the City \$6K with \$3K coming from a grant. It will be public data so anyone can access it.

- b. City Department Head Reports and Comments

There were no Department Head Reports

- c. Council Reports and Comments

Councilmember Doutre would like a discussion on the agenda for removing the barrier in the driveway by Midland Square. There can also be a discussion regarding more parking for downtown and plans for Midland Square.

Councilmember Rohde commented that the activities for the 24th of July were

fun as was the movie in the park.

Mayor Fridal reminded the Council about the party at his home for City employees this Thursday at 6:00 p.m. The shooting party has been rescheduled for the third week in September.

Motion by Councilmember Doutre to move into Closed Session. Motion seconded by Councilmember Rohde. Roll Call Vote: Councilmember Vance - aye, Councilmember Doutre - aye, Councilmember Reese - aye, Councilmember Rohde - aye. Motion approved.

The Council moved into closed session at 7:26 p.m.

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*

Motion by Councilmember Vance to return to Open Session. Motion seconded by Councilmember Rohde. Motion approved by consensus of the Council.

The Council returned to open session at 7:34 p.m.

The Council would like to discuss ways to improve entryways.

Acting City Recorder Nessen reminded the Council about the ULCT (Utah League of Cities and Towns) annual conference coming up in September.

9. Adjournment.

Motion by Councilmember Reese to adjourn the meeting. Motion seconded by Councilmember Rohde. Meeting adjourned by consensus of the Council.

The meeting adjourned at 7:38 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 Deputy Recorder, Cynthia Nelson.

Dated this _____ day of _____, 2016.

Linsey Nessen, Acting City Recorder