
Minutes
Regular Meeting
August 10, 2016

Present: Mayor Pro-Tem Turek, Council Members Troy Belliston, Kolene Granger, Garth Nisson, Thad Seegmiller, City Attorney Jeff Starkey, City Manager Roger City, City Recorder Danice Bulloch, Deputy Recorder Tara Pentz, Public Works Director Mike Shaw, Community Development Director Drew Ellerman, Police Chief Jim Keith, Audience: Mori Kessler, Steve Caplin, Terri Kane, Terri Draper, Sam Baugh, Dan Hoopes, LeAnne Hoopes, Rebecca Rhodes

Excused: Mayor Kenneth Neilson

Meeting commenced at 6:00 P.M.

Invocation: City Manager Roger Carter

Pledge of Allegiance: Council Member Troy Belliston

1. APPROVAL OF THE AGENDA

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

Council Member Belliston Aye
Council Member Granger Aye
Council Member Nisson Aye
Council Member Seegmiller Aye
Mayor Pro-Tem Turek Aye

2. ANNOUNCEMENTS

None

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. CONSENT AGENDA

APPROVAL OF MINUTES: Consideration to approve the minutes from the City

Council Meetings of 7/26/16 and 7/27/16.

BOARD AUDIT REPORT: Consideration to approve the Board Audit Report for July.

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

Council Member Belliston Aye
Council Member Granger Aye
Council Member Nisson Aye
Council Member Seegmiller Aye
Mayor Pro-Tem Turek Aye

5. DIXIE REGIONAL MEDICAL CENTER

A. Yearly review of hospital updates and expansion project. Dixie Regional Hospital Administrator/CEO Terry Kane

Terri Kane introduced Steve Caplin, Governing Board Chair to the Council members.

Steve Caplin explained the governing board is a Community Citizen Board appointed by the Intermountain System. He reviewed the Statistic Report for Intermountain Healthcare.

Terri Kane stated Intermountain Healthcare currently owns property off of I-15, Exit 13, where they hope to place in large clinic, when the community is large enough. She reviewed the expansion of the Dixie Regional Medical Center Campus. There will be a freestanding cancer center, where genomic research will be done. In addition, they will be doing joint research with Stanford University.

Council Member Nisson asked about the decrease in the charity donations.

Mr. Caplin reviewed the charity care in 2015 and 2016. There are over 50 million dollars in charitable healthcare given in our community each year.

Council Member Belliston asked what the plan is for the 400 East Campus.

Ms. Kane explained a large portion of the building is going to need to come down and be rebuilt. They hope to have a direct plan for the area in the near future.

Mr. Caplin commented Dixie Regional Medical Center is a non-profit institution. Their desire is to take care of the needs of the citizens.

6. SPECIAL EVENT

A. Consideration to approve a Special Event for a company party at the Highlands Park on August 19th. Applicant: Southwest Spine & Pain

Rebecca Rhodes thanked Washington City for access to this beautiful park. They plan to have approximately 200 people attend the event. They may have a live band for a portion of the event as well.

Council Member Belliston made a motion to approve a Special Event for a company party at the Highlands Park on August 19th. Council Member Seegmiller seconded the motion; which passed with the following roll call vote:

*Council Member Belliston Aye
Council Member Granger Aye
Council Member Nisson Aye
Council Member Seegmiller Aye
Mayor Pro-Tem Turek Aye*

7. FINAL PLAT

A. Consideration to approve the Final Plat for the Bedford Subdivision, located approximately at 3800 S. Washington Fields Rd. Applicant: Dan and LeAnne Hoopes

Community Development Director Drew Ellerman reviewed:
The applicant is requesting approval of a final plat for the Bedford subdivision, located at approximately 3800 South Washington Fields Road. This particular subdivision is proposing 3 lots on an area covering 16.55 acres. The specific location of this subdivision is zoned Multiple-Family Residential (R-3) and Community Commercial (C-1). The Preliminary Plat was approved back on June 8, 2016.

The Planning Commission unanimously recommended approval of the Final plat for The Bedford subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".

5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Council Member Granger asked if there has been any decisions made on the Washington City Road going through this parcel.

Public Works Director Mike Shaw stated there are multiple landowners who will need to be involved in the final road alignment.

Council Member Granger made a motion to approve the Final Plat for the Bedford Subdivision, located approximately at 3800 S. Washington Fields Rd with the findings and conditions of Staff and as recommended by the Planning Commission. Council Member Seegmiller seconded the motion; which passed with the following roll call vote:

*Council Member Belliston Aye
Council Member Granger Aye
Council Member Nisson Aye
Council Member Seegmiller Aye
Mayor Pro-Tem Turek Aye*

8. RESOLUTIONS

A. Consideration to approve a Resolution amending the Master Fee Schedule to reflect the changes under utilities to reflect water rate increase from Washington County Water Conservation District and minor clarification corrections. Public Works Director Mike Shaw

Public Works Director Mike Shaw reviewed the proposed Resolution. The Washington County Water Conservancy District is raising the water rate. A calculated increase has been divided amongst our users, and will be a very small increase.

Council Member Belliston asked how long Washington City has had an escalated water scale.

Public Works Director Shaw stated it has been since approximately the year 2000.

Council Member Seegmiller made a motion to approve a Resolution amending the Master Fee Schedule to reflect the changes under utilities to reflect water rate increase from Washington County Water Conservation District and minor clarification corrections. Council Member Belliston seconded the motion; which passed with the following roll call vote:

*Council Member Belliston Aye
Council Member Granger Aye
Council Member Nisson Aye
Council Member Seegmiller Aye
Mayor Pro-Tem Turek Aye*

B. Consideration to approve a Resolution creating the Washington City Foundation Special Revenue Fund. Administrative Service Manager, Kimberly

Ruesch

City Manager Roger Carter reviewed the Washington City Foundation Special Revenue Fund. This request is a requirement under our State Auditor, as well as a Gadsby requirement.

Council Member Belliston clarified the account is the 501C3 for Washington City.

City Manager Carter confirmed he was correct. Council will have legislative power over the budget process for the fund.

Council Member Seegmiller made a motion to approve a Resolution creating the Washington City Foundation Special Revenue Fund. Council Member Granger seconded the motion; which passed with the following roll call vote:

*Council Member Belliston Aye
Council Member Granger Aye
Council Member Nisson Aye
Council Member Seegmiller Aye
Mayor Pro-Tem Turek Aye*

9. AGREEMENT

A. Consideration to approve an agreement for the Vivint Communication Tower Agreement. Information Service Director, Steve Whittekiend

IS Director Steve Whittekiend reviewed the Agreement along with the monetary value of the trade being done between Vivint and Washington City.

Council Member Granger suggested reviewing the agreement a minimum of a few months prior to the renewal date.

Council Member Granger made a motion to approve an agreement for the Vivint Communication Tower Agreement. Council Member Nisson seconded the motion; which passed with the following roll call vote:

*Council Member Belliston Aye
Council Member Granger Aye
Council Member Nisson Aye
Council Member Seegmiller Aye
Mayor Pro-Tem Turek Aye*

B. Consideration to approve a lease agreement between the Washington City Community Center and SUSA (Southern Utah Swim Association) for the usage of the aquatics facilities. City Attorney Jeff Starkey

City Attorney Jeff Starkey reviewed the terms of the proposed agreement between Washington City and Southern Utah Swim Association.

Council Member Belliston asked if the terms of the lease include the hours of usages, and the availability of the lanes for Community Center members.

Mayor Pro-Tem Turek stated the terms of the lease clearly specify the usage of lanes and hours of use.

City Attorney Starkey added the need for competitions and use of the facility is explained as well.

Council Member Granger made a motion to approve a lease agreement between the Washington City Community Center and SUSA (Southern Utah Swim Association) for the usage of the aquatics facilities.. Council Member Nisson seconded the motion; which passed with the following roll call vote:

Council Member Belliston Aye
Council Member Granger Aye
Council Member Nisson Aye
Council Member Seegmiller Aye
Mayor Pro-Tem Turek Aye

C. Consideration to approve a lease agreement between the Washington City Community Center and Southern Utah Water Polo for the usage of the aquatics facilities. City Attorney Jeff Starkey

City Attorney Jeff Starkey reviewed the terms of the proposed agreement with Southern Utah Water Polo and Washington City.

Council Member Seegmiller made a motion to approve a lease agreement between the Washington City Community Center and Southern Utah Water Polo for the usage of the aquatics facilities. Council Member Granger seconded the motion; which passed with the following roll call vote:

Council Member Belliston Aye
Council Member Granger Aye
Council Member Nisson Aye
Council Member Seegmiller Aye
Mayor Pro-Tem Turek Aye

D. Consideration to approve a lease agreement between the Washington City Community Center and Dixie State University's Women's Swim Team for the usage of the aquatics facilities. City Attorney Jeff Starkey

City Attorney Jeff Starkey reviewed the terms of the proposed agreement with Dixie State University Women's Swim Team and Washington City. This will be a short term lease, as within the next 2 to 3 years, Dixie University will be building an aquatic facility on campus.

Council Member Seegmiller made a motion to approve a lease agreement between the Washington City Community Center and Dixie State University's Women's Swim Team for the

usage of the aquatics facilities. Council Member Belliston seconded the motion; which passed with the following roll call vote:

Council Member Belliston Aye
Council Member Granger Aye
Council Member Nisson Aye
Council Member Seegmiller Aye
Mayor Pro-Tem Turek Aye

E. Consideration to approve an Irrigation Water Connection Agreement for irrigation watering at Stucki Farms PCD. City Attorney Jeff Starkey/Public Works Director Mike Shaw

Public Works Director Mike Shaw reviewed the Irrigation Water Connection Agreement with Council for the Stuck Farms PCD.

Council briefly discussed the repair process for this type of agreement.

Council Member Belliston asked if there would be any increased costs once the system is brought onto the Washington City Irrigation System, if it is being used now.

Public Works Director Shaw explained there would not be any additional costs beyond what would already be necessary.

Council Member Belliston asked what would prevent them from hooking the system up to the residential secondary irrigation.

Public Works Director Shaw stated the entire system will not be active. They would only water the parks and open space. This is going to be beneficial to Washington City because they will no longer be using culinary water on their parks and open space.

Mayor Pro-Tem Turek asked if Council would prefer to make it a six-month agreement. It could terminate, and give Staff an opportunity to evaluate the system, and how the agreement is working.

Council Member Belliston explained he would like to make sure the Public Works Department is overseeing the lines, and making sure it is being maintained properly.

Public Works Director Shaw states six months is a reasonable amount of time. He is working with Sunrise Engineering to develop a functioning irrigation system.

City Attorney Jeff Starkey commented based on the discussion tonight, there are enough changes to be made, he believes this should come back before Council for review.

Council Member Belliston made a motion to table an Irrigation Water Connection Agreement for irrigation watering at Stucki Farms PCD until the August 24th meeting. Council Member Seegmiller seconded the motion; which passed with the following roll call vote:

Council Member Belliston Aye
Council Member Granger Aye
Council Member Nisson Aye
Council Member Seegmiller Aye
Mayor Pro-Tem Turek Aye

10. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

Mayor Pro-Tem Turek thanked Council Member Nisson for his citizen update on the mosquito abatement.

11. CITY MANAGER REPORT

City Manager Roger Carter updated Council on current Washington City projects. Power Department is working moving up the timetable on the power pole construction. The inclinometers are being set, with three currently in place on the Telegraph slide area. Our first narcotics dog, Hunter, is going to be retired very soon. He has some health issues, which is going to force him to retire about a year earlier than originally anticipated. He will stay with Officer Finona for the remainder of his life.

12. ADJOURNMENT

Council Member Seegmiller 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 Nisson Aye
Council Member Seegmiller Aye
Mayor Pro-Tem Turek Aye

Meeting adjourned at 7:53 P.M.

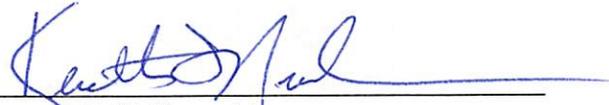
Passed and approved on this 24th day of August, 2016.

Attest by:


Danice B. Bulloch, CMC
City Recorder



Washington City


Kenneth F. Neilson, Mayor