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4 **City of Washington Terrace**

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6 **Minutes of a Regular City Council meeting**
7 **Held on August 16, 2016**
8 **City Hall, 5249 South 400 East, Washington Terrace City,**
9 **County of Weber, State of Utah**
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12 **MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT**

- 13 Mayor Mark C. Allen
14 Council Member Scott Monsen
15 Council Member Blair Brown
16 Council Member Robert Jensen
17 Council Member Scott Barker
18 Council Member Val Shupe – excused
19 Public Works Director Steve Harris
20 City Manager Tom Hanson
21 City Recorder Amy Rodriguez
22 Lt. Jason Talbot, Weber County Sheriff
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24 **Others Present**

25 Charles and Reba Allen, Ulis Gardiner, Johnathan Ward from Zions Bank, Gary Klema
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27 **1. ROLL CALL 6:00 p.m.**

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29 **2. PLEDGE OF ALLEGIANCE**

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31 **3. WELCOME**

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33 **4. CONSENT ITEMS**

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35 **4.1 APPROVAL OF AGENDA**

36 **4.2 APPROVAL OF JULY 19, 2016, MINUTES**

37 Items 4.1 and 4.2 were approved by general consent.
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39 **5. CITIZEN COMMENTS**

40 There were no citizen comments.
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42 **6. COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN**
43 **COMMENTS**

44 Due to lack of citizen comments in item 5, item 6 in unnecessary.
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47 **7. NEW BUSINESS**

48 **7.1 MOTION/RESOLUTION 16-13: A RESOLUTION AUTHORIZING NOTICE**
49 **OF NOT MORE THAN \$6,000,000 IN WATER, SEWER AND REFUSE**

50 **COLLECTION REVENUE BONDS, IN ONE OR MORE SERIES, FOR A PUBLIC**
51 **WORKS BUILDING; FIXING THE MAXIMUM PRINCIPAL AMOUNT,**
52 **MATURITY, INTEREST RATE, AND DISCOUNT; PROVIDING FOR THE**
53 **PUBLICATION OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE**
54 **ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AND**
55 **RELATED MATTERS.**

56 Financial Advisor Johnathan Ward presented to Council. He stated that the bond process
57 is lengthy and the Resolution tonight sets the parameters of the bonds. He stated that they
58 are built wider than expected under current conditions today to allow for changes in the
59 market, bid pricing, construction prices and other factors. He stated that the parameters are
60 set for the bond to be up to \$6,000,000.

61 He stated that the bonds are built to be marketable. He stated that the bonds are built at a
62 25 year term limit; however it is not expected that the debt will be that long.

63 He stated that there will be a public hearing at the next meeting so that citizens can voice
64 their concerns about the bonds or project. Ward stated that the 30 day contest period
65 would be triggered by this resolution.

66 Ward stated that there will be an authorizing resolution delegating authority to the City
67 Manager and Finance Director to finalize the terms and conditions of the bonds subject to
68 the parameters set tonight.

69 Ward stated that the City will procure a bond rating and sale of the bonds will take place
70 in January 2017.

71 Council Member Monsen asked what the anticipated interest rate would be now if we
72 closed at this time. Ward stated that the bonds will sell at multiple interest rates at every
73 principal payment when the coupons are paid every year. He stated that it could range
74 between 1.5 to 5 percent.

75 Ward stated that the rate will be locked in at the time of sale, with the weighted average
76 is expected to be at 2.255 percent. He stated that he doesn't expect any rate increases. He
77 stated that he does not expect a dramatic increase by January. Ward stated that the City
78 does not have a lot of outstanding debt. Ward stated that there will be a meeting with the
79 rating agency within the next few months in San Francisco. He stated that by keeping our
80 AA rating, the City can maintain the low interest rate. Council Member Jensen asked if the
81 market is shy right now going into an election year. Ward stated that he believes it is a
82 great time, stating that there has been no slow- down in investor bonds. Ward stated that
83 January is historically a good time to sell bonds and expects great results.

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85 **Motion by Council Member Jensen**
86 **Seconded by Council Member Barker**
87 **To approve Resolution 16-13**
88 **Parameters Resolution**
89 **Approved (3-1)**
90 **Roll Call Vote:**
91 **Council Member Monsen- Aye**
92 **Council Member Brown –Nay**
93 **Council Member Jensen- Aye**
94 **Council Member Barker- Aye**
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98 **7.2 DISCUSSION/MOTION: AWARD CONTRACT FOR ARCHITECTURAL AND**
99 **ENGINEERING DESIGN FOR THE PUBLIC WORKS FACILITY**
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101 Harris stated that staff has gone out for a request for proposal for the architectural and engineering
102 design for the public works building. The design is to be completed by the end of the year so that
103 the City can receive bids at the beginning of the year.

104 Harris stated that 7 firms answered the proposals. He stated 3 firms were interviewed.

105 Harris stated 4 things were evaluated, with cost being one of the items. Harris stated the bids for
106 cost ranged between \$107,415.00-234,424.00.

107 He stated that ability, experience, and expertise were the other aspects of the decision process.

108 Harris stated that Cartwright Engineering was chosen by the review team. The bid is \$107,415.00,
109 however staff is asking for approval up to \$125,000 to account for any changes in the pricing or
110 any unforeseen issues.

111 Harris stated that the firm has previously worked for the City.

112 Harris stated that it was found that the steel building that staff had originally planned to move
113 over to the new location does not have the bracing or structural integrity to be moved and staff
114 has chosen not to move forward with that option.

115 Harris stated that Cartwright has great experience with metal structures. Harris stated that staff
116 will be part of the final drawings and the project will go out to bid for construction with the
117 specifications drawn up by Cartwright.

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120 **Motion by Council Member Barker**
121 **Seconded by Council Member Jensen**
122 **To award the contract for architectural and**
123 **Engineering design for the public works facility**
124 **To the firm of Cartwright Engineering AEC.**
125 **The motion included authorizing the amount**
126 **Up to \$125,000**
127 **Approved unanimously (4-0)**
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129 **7.3 PRESENTATION: MOSQUITO ABATEMENT UPDATE**

130 Mayor Allen thanked Council Member Jensen for serving on the Board. Council Member Jensen stated
131 that the City does not see as many mosquitoes as the west part of the County. He stated that larvae
132 samples have been sent every week for testing and all the samples show zero for West Nile virus in
133 Weber County. Council Member Jensen stating that one of the more active cities with the West Nile virus
134 is St. George.

135 Council Member Jensen gave an example of city requests for mosquito spraying of areas, noting that
136 there have been 105 requests for spraying in Plain City, while Washington Terrace City has had 1 request
137 and is attributed to Terrace Days.

138 Council Member Jensen stated that the mosquitos are not born with Zika, and that there is no evidence of
139 any Zika born virus in the United States, noting that the virus may be coming in through produce or other
140 instances.

141 Council Member Monsen asked if Zika was particular to a certain species of mosquito. Council Member
142 Jensen stated that he has not heard of any certain type of species, but noted that transmission can take
143 place from any blood meal that has the virus to a mosquito that feeds off of it.

144 Council Member Jensen stated that there were articles that appeared in the AP wires stating that the
145 county sprayed a farmer's land on the west side of the county and fogged his beehive. Council Member
146 Jensen wanted to clarify that the situation was checked out be the Director and although the beehive was
147 affected, there were a total of 12 bees killed.

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8. COUNCIL COMMUNICATION WITH STAFF

There were no communications with staff.

9. ADMINISTRATION REPORTS

There were no administration reports.

10. UPCOMING EVENTS

August 25th: Planning Commission meeting 6:00 p.m.

September 5th: City Offices closed in observance of Labor Day

September 6th: City Council Meeting 6:00 p.m.

September 14-16th: ULCT Conference to be held in Salt Lake City

September 20th: City Council Meeting 6:00 p.m.

11. ADJOURN THE MEETING: MAYOR ALLEN

Mayor Allen adjourned the meeting at 6:45 p.m.

12. RIBBON CUTTING CEREMONY AT VICTORY PARK 7:00 P.M.

Council will attend a ribbon cutting ceremony held at Victory Park, located at 300 East 4400 South, Washington Terrace.

Date Approved

City Recorder