

**TREMONTON CITY CORPORATION
CITY COUNCIL MEETING**

JULY 16, 2019

Members Present:

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

CITY COUNCIL WORKSHOP

Mayor Fridal called the July 16, 2019 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, Holmgren, Reese, Rohde, and Vance, City Manager Warnke, and City Recorder Nessen. The following Department Heads were also present: Community Services Director Marc Christensen, Coordinator Zach LeFevre, Public Works Director Paul Fulgham, and Police Chief Kurt Fertig.

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

During the last meeting, Manager Warnke said the signage plan and benches for the Holmgren Nature Preserve and Trail were tabled until they knew pricing. I reached out to Impact Signs, who has done several signage projects for us in the past. We are still waiting for their bid and have no additional information. The grant deadline is in September. He then showed the Council an updated bench spec with a back based on their conversation. Cost for a six to eight foot bench is about \$700. Mayor Fridal questioned the need for signs in this location. I personally think it is a waste of money. It could be better spent on more benches or playground equipment. Manager Warnke said the signs themselves are not expensive it is the sign structure. Director Fulgham added that they would pour a pad and bolt the benches to it.

Regarding the dissolution of the City's Special Improvement District #1, Councilmember Doutre said people on the hill with wells had requested City water and paid on that for 20 years with the water district. Manager Warnke said it has met all of its obligations. They paid for the improvements to extend the water line through property tax. We thought we had resolved it, but the Lt. Governor's Office said they did not receive notice of the action back in 2012 so that is why we are doing it again.

Director Christensen said the Parks Department would like to purchase a 2019 Silverado at the State bid contract price to replace a 2005 Chevy that has over 200,000 miles. The

front and rear end are going. We had it parked for a while, but the 2001 Ford is getting a cylinder replaced. We borrowed one from Director Fulgham's bone yard so we are struggling on trucks. The Council approved \$40,000 in the last budget which is the State bid for this truck. Councilmember Rohde said that is five trucks this year. We need to be careful about buying them all at once. Manager Warnke said we do our best to space and prolong them, but we do set money aside in our Capital Equipment Replacement Fund that builds up reserves. When we see the need to purchase, we do. We have a rotating schedule for the Police Department (80,000 miles). Otherwise, we look at exhausting all the utility out of the vehicle before we purchase. Those vehicles have been moved to other departments. Director Christensen said their trucks would be passed down to Parks and Recs or the Public Works to rotate and funnel them through.

2. Development Review Committee Report and Comments

a. Preliminary review for a subdivision at 2550 West BR Mountain Road

Manager Warnke said the City purchased the right-of-way from Mr. Terry Johnson. The road split his property into two separate parcels. He is proposing a subdivision by creating individual lots and constructing a retail space that allows for warehouse distribution. They will be steel buildings with roll up doors on the back with a storefront. Right now we are just subdividing property (six lots with a remainder parcel down below). We talked about access management long-term because this is a minor arterial road. It will move traffic through the corridor and reduce conflicts on that road by reducing the number of curb cuts. The City did all the wet utilities, but the dry utilities are his responsibility. He did not need a road constructed because he had access, but the City needed one to connect all the way from 2300 to 1000 West. This was our last opportunity to construct that road, which will open up economic opportunities. Councilmember Vance said with the roads in, we can attract more businesses and get an increased tax base. Manager Warnke said the County Corridor Preservation Fund is meant to have some forethought and acquire land before it becomes more expensive—the raw ground before development occurs.

b. Request to rezone parcel number 05-039-0013 to accommodate storage units

Manager Warnke said resident Shannon Butler asked about zoning for a parcel she owns. The frontage has not been annexed in and the other portion is zoned R-120 single family on half-acre lots. She wants to add storage units so I explained the process. The Planning Commission would consider the rezone and the Council would make the legislative decision based on what promotes the general welfare of the City. My recommendation would be not to consider rezoning the property for that type of use. The low density in continuing single-family homes would be more appropriate. A future Land Use Plan would be a helpful tool for City Staff, the DRC, and Planning Commission to use to guide these decisions.

c. Request to rezone parcel numbers 05-055-0074 and 05-055-0034 to accommodate

storage units

Manager Warnke said Developer Jay Stocking owns property by the BR Mountain corridor next door to Mr. Terry Johnson's and wants storage units too. The property is currently zoned mixed-use. They discussed the various land uses there and potential land uses within that property. The Planning Commission could consider rezoning that area as Manufacturing Distribution-Business Park with Commercial Highway along Main Street—potentially amending the code to allow for storage units. As we continue further east, it may be appropriate to continue Commercial Highway between 2300 West and 2000 West. The Planning Commission will consider it and then the Council would facilitate the process.

- d. City initiated rezoning of Commercial Highway and Mixed Use Zone to Manufacturing Distribution-Business Park

Manager Warnke said now that we have the Transportation Plan we could look at a Land Use Plan. This could include looking at current zoning and creating a future land use map. It would be helpful to hire someone with an expertise in land use, who has a good feel for land uses and knows the percentages and what seems appropriate to reserve property for in the future and the best and highest use. Having foresight and knowing the amount of commercial and industrial that would be reasonable for a City our size as we continue to grow. I plan on submitting for a grant that would pay 50% of that planning. They could look at our current zoning districts as it relates to density and help us shape our future land uses and zoning districts. For that, we would budget \$50,000 with the City paying up to \$25,000. Councilmember Vance said I think this is a good idea, but I question what we get out of it. It is important to create corridors and areas where we are pushing certain types of developments. We have to define what we want, create places for them, and push for things to happen. Manager Warnke said it is a wise investment when you think about the City's future as it relates to sales tax. It is inexpensive as far as the amount of sales tax that could be generated from making good land use decisions and creating opportunities for economic development. The Council agreed this should be pursued.

Coordinator LeFevre gave a report on the Arts Council. We have done quite a bit recently. Our Chalk Affair was last month and we had 30 participants compared to five last year. Of those, 14 were from out of town and five were featured artists. They appreciated the awards we offered and it was free to participants. We had our first ever Drama Theater Camp, partnering with the high school drama department. We contracted the drama teacher and his wife, who is on the Arts Council, to teach and get involved with the youth. We had almost 40 participants ranging in grades from first to twelfth. There were two plays. The junior drama camp acted out "Snow White" and the older kids performed "Give Our Regards to Broadway" on June 29. It was a success and we plan to do this annually. In our meeting, we talked about our five-year strategic plan. We are working on murals and what the next ones will be. Artist Jason Nessen is making good progress on

the First Grand Entry at the fairgrounds. It was a slow start because the spring was so wet and then it got too hot, but it should be done by fair time. We also received the 2019 Best of State award for public art. This is our fourth year in a row to receive this award. KUED also came to town to do the “Small Town, Big Vision” episode on This is Utah.

3. ***CLOSED SESSIONS: No closed session was held at this time.***
 - 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; and/or***
 - b. ***Strategy session to discuss the character, professional competence or physical or mental health of an individual; and/or***
 - c. ***Strategy sessions to discuss pending or reasonably imminent litigation; and/or***
 - d. ***Discussions regarding security personnel, devices or systems***

The meeting adjourned at 6:52 p.m. by consensus of the Council.

CITY COUNCIL MEETING

Mayor Fridal called the July 16, 2019 City Council Meeting to order at 7:00 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, Holmgren, Reese, Rohde, and Vance, City Manager Warnke, and City Recorder Nessen. The following Department Heads were also present: Community Services Director Marc Christensen, Coordinator Zach LeFevre, Public Works Director Paul Fulgham, and Police Chief Kurt Fertig.

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 might be offended by listening to a prayer to step out into the lobby for this portion of the meeting. The prayer was offered by Director Christensen and the Pledge of Allegiance was led by Coordinator LeFevre.

2. Introduction of guests:

Mayor Fridal welcomed those in attendance.

3. Declaration of Conflict of Interest—those declaring conflicts were Councilmember Doutre item 8. b., Councilmember Reese item 8. c., and Councilmember Holmgren item 8. a.
4. Approval of Agenda:

Motion by Councilmember Holmgren to approve the agenda of July 16, 2019 with tabling item 8. a. until their next meeting. Motion seconded by Councilmember Rohde.

Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, Councilmember Rohde - aye, Councilmember Vance - aye. Motion approved.

5. Approval of minutes – July 2, 2019

Motion by Councilmember Reese to approve the minutes of July 2, 2019. Motion seconded by Councilmember Vance. Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, Councilmember Rohde - aye, Councilmember Vance - aye. Motion approved.

6. Public comments: Comments limited to three minutes.

Resident Doug Aaron, who lives on the Mountain Road, was surprised by his water bill. I am paying \$7 a day for secondary water and I think that is excessive. When the City put meters in I watered five times and shut the valve off at the meter every time. Either I do not understand how you are billing your water or my meter is screwed up. There is no way that in five waterings I could use 30,000 gallons. I am on a fixed income and I cannot afford that. I will have to let my grass go yellow. A lot of homes in the subdivision do not have a meter in their yards. I am tight on water and think it is excessive on price or my meter does not work.

7. Years of Service Award

- a. Jeff Wikstrom, Public Works – 10 years
- b. Lyn Corbett, Senior Center Lead Cook – 15 years

Mayor Fridal thanked them for their service.

8. New Council Business:

- a. Discussion and consideration of adopting Resolution No. 19-34 approving the signage plan and benches for the Holmgren Nature Preserve and Trail (located in the vicinity of 300 North and 700 East)

The Council tabled this item until their next meeting.

- b. Discussion and consideration of adopting Resolution No. 19-38 approving the dissolution of the district entitled “Tremonton City Special Improvement District #1”

Motion by Councilmember Rohde to adopt the resolution. Motion seconded by Councilmember Holmgren. Roll Call Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, Councilmember Rohde - aye, Councilmember Vance - aye. Motion approved.

- c. Discussion and consideration of authorizing the Parks Department to purchase a 2019 Silverado 4WD LT Crew at the State Bid contract price.

Motion by Councilmember Vance to authorize that purchase. Motion seconded by Councilmember Rohde. Vote: Councilmember Doutre - aye,

Councilmember Holmgren - aye, Councilmember Reese - aye, Councilmember Rohde - aye, Councilmember Vance - aye. Motion approved.

9. Calendar Items and Previous Assignment

a. Review of calendar

Director Christensen gave an overview of Tremonton City Days. Two new events include a three-on-three basketball tournament as well as a Tremonton vs. Garland softball game. The Corinne Historical Society has a train car that is street legal to go with the 150th year celebration of the Golden Spike. They are looking for volunteers to drive that, help with the Community dinner, the Council Breakfast, and to judge the BBQ Contest. The Lt. Governor will be in town on July 29 and they are looking for a service project. There will also be a meet and greet at the County building.

b. Review of past assignment: none.

10. Reports & Comments:

a. City Manager Reports and Comments: none.

b. Development Review Committee Report and Comments: the following items were discussed during the work session.

1. Preliminary Review for a subdivision at 2550 West BR Mountain Road
2. Request to rezone parcel number 05-039-0013 to accommodate storage units
3. Request to rezone parcel numbers 05-055-0074 and 05-055-0034 to accommodate storage units
4. City initiated rezoning of Commercial Highway and Mix Use Zone to Manufacturing Distribution-Business Park

c. Arts Council Report-Zach LeFevre, Recreation & Events Manager: the following items were discussed during the work session.

1. Report on the Midland Square Chalk Affair
2. Report on the Drama Camp
3. Report on the Murals
4. Report on the Art Plan

d. City Department Head Reports and Comments

1. Construction Update- Paul Fulgham

Director Fulgham said the secondary pressure tests are getting done and they are starting to put the roads together. The 2300 West water line project has been done for quite a while. For the BR Mountain Road, the sidewalks and park strips are done. All that is left is raising the water valves and manholes. Areas in the Malad River Trail need some improvements and we will meet with Excavator Blaine Rupp to talk about that. For the north end, Engineer Breinholt thinks the best thing we can do is put two pipes through it and raise that whole area up about 18 inches. We will talk to Mr. Rupp about cutting a ditch along the east side. There are a couple areas we could put some pipes across and have him bring it up a bit. The transition from the trail to the boardwalk has settled and could be brought up.

The project at the wastewater treatment plant is underway. Rupp's will start knocking down the old building and digging the hole for the basin soon. The 1000 West Main Street is basically wrapped up, but there is some striping that needs to be done. The animal control office is underway. We put that off to get the electrical done at the trailhead restrooms so we can open them up. The fixed based metering is underway. We have 125 connected and about 85 meters we are working on. For the water report, our usage is down. We had a mild spring and start to the summer. Our revenues are also down.

e. Council Reports and Comments

Councilmember Rohde said Planning Commissioner Val Bennett has asked to step down and possible replacements include Steve Sealy and Paul Fowler.

Councilmember Holmgren said people are asking about RV dumps. Director Fulgham said he has been approached by businesses about adding one. As a City, we do not get anything out of it, but it is a service we allow them to do.

Councilmember Reese worries about vehicles turning left out of Kent's parking lot at the stop sign. That should be a right turn only. Director Fulgham said it is a state road, we cannot control that, but we can talk to them.

Councilmember Vance thanked everyone for their efforts and said great things are going on in the City.

Mayor Fridal said people have bragged about what a good job this group of City employees do. I am appreciative—it is a cool town to be Mayor of. Thank you all.

11. ***CLOSED SESSION: No closed session was held at this time.***

- 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. ***Session to discuss the mental health, character, and competence of an individual***

12. Adjournment.

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

The meeting adjourned at 7:39 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 Jessica Tanner.

Dated this _____ day of _____, 2019.

Linsey Nessen, City Recorder

Follow-up items for the Council and City Staff

City staff will continue their efforts to obtain pricing information for signage and benches for the Malad River Trail.