

**TREMONTON CITY CORPORATION
CITY COUNCIL MEETING
AUGUST 20, 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—CANCELED

CITY COUNCIL MEETING

Mayor Fridal called the August 20, 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, 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 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 Councilmember Reese and the Pledge of Allegiance was led by Councilmember Vance.

2. Introduction of guests:

Mayor Fridal welcomed those in attendance.

3. Declaration of Conflict of Interest: none.

4. Approval of Agenda:

Motion by Councilmember Doutre to approve the agenda of August 20, 2019. Motion seconded by Councilmember Reese. Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, Councilmember Rohde - aye, Councilmember Vance - aye. Motion approved.

5. Approval of minutes – August 6, 2019

Motion by Councilmember Holmgren to approve the minutes of August 6, 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.

There were no public comments.

7. New Council Business:

- a. Discussion and consideration of adopting Ordinance No. 19-06 approving the dissolution of the Tremonton City Redevelopment Agency #2

Manager Warnke said in our last meeting the Council approved this specific ordinance, but it was listed as a resolution on the agenda. It was just a clerical error and City Attorney Dustin Ericson advised it be reapproved.

Motion by Councilmember Rohde to adopt the ordinance. 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.

- b. Discussion and consideration of adopting Ordinance No. 19-07 approving the dissolution of the Tremonton City Redevelopment Agency #3

Manager Warnke said this RDA has the housing funds and this ordinance makes it clear that they would be administered by the general Tremonton City Redevelopment Agency. The funds have been redistributed to this and will be under their stewardship. Councilmember Vance asked if money is still coming in annually. Manager Warnke said yes just the interest and there is about \$2 million in the fund, which will benefit low to moderate income housing projects. We are working on a Low to Moderate Housing Plan. The West Liberty Foods project generated these funds, which were sent to BRAG. We then decided to retain them and some are in our possession, as well as BRAG—the housing authority.

Motion by Councilmember Holmgren to adopt the ordinance. Motion seconded by Councilmember Doutre. 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 adopting Resolution No. 19-42 approving Riley Buck Subdivision Development Agreement

Manager Warnke said technically this is a subdivision, but it is a little different than most because it falls under the lot split provision in our development code. This allows small-scale subdivisions to occur without having to do all the public improvements—primarily sewer. This is on the east side of Tremonton and is the last subdivision that can occur on that parcel of property. It has met all the criteria

and for that reason, the City Council has allowed development agreements and plats to be recorded ahead of the actual approval. Remember to review the Special Conditions section, which tells the specifics associated with a development. The developer paid a fee in lieu (\$1,800) for sidewalks and has dedicated water shares. There is a special notice recorded with this subdivision that alerts property owners that they are required to connect to the sewer at a future time when it is available and pay impact fees. There are two houses with separate drives and they did reserve a 60-foot corridor to come off the City street in the future.

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

- d. Discussion and consideration of approving a Special Event Permit for a “Non-Profit Organization Day” a Community Event at Shuman Park on September 14, 2019

Director Christensen said resident, Mikiyo Gordon, asked about hosting the event, “Non-Profit Organization Day” at Library Park. According to our ordinance, when someone asks about a large special event, I bring it to the Council for approval. There would be 10 or more non-profits there to hand out information, as well as food trucks and a DJ. They also want bounce houses. Our insurance does not cover those so usually the bounce house company provides the insurance and lists us as an additional insured. Manager Warnke said we rely upon their insurance to defend us, but it would be our liability. Mrs. Gordon told about the organizations that want to be involved, as well as her organization, Operation Give Warmth. We want this to be a family thing and it will have a little of everything. Councilmember Reese asked if it is going to be a problem closing off the road. Director Christensen said no and Chief Fertig was also comfortable with it.

Motion by Councilmember Reese to approve the special event permit for Non-Profit Organization Day. Motion seconded by Councilmember Vance. Vote: Councilmember Dautre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, Councilmember Rohde - aye, Councilmember Vance - aye. Motion approved.

- e. Discussion and consideration to surplus Parks and Recreation Truck 51 - a 2001 White, Ford F-150 (VIN # 1FTRX18L31NA24319 mileage 129,226) and Truck 342 – a White, Chevy Silverado (VIN# 1GCEK19B65Z256916 mileage 206,065).

Director Christen said Truck 51 has been used by the recreation coordinator for about seven years and this is the second or third time the spark plugs have blown. We took it to Jim and Dave’s and they said they can fix it, but it will be more money than the truck is worth. After the budget rolled over, we were able to get all the vehicles we need so we do not need this or Truck 342, which is running really rough. We would like to surplus them and get as much money as we can out of them.

Motion by Councilmember Rohde to surplus these vehicles. Motion seconded by Councilmember Dautre. Vote: Councilmember Dautre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, Councilmember Rohde - aye, Councilmember Vance - aye. Motion approved.

- f. Discussion and consideration on Awarding Bid for a new lease for a new Front-End Loader

Director Fulgham said our previous five-year lease is up and it is time to renew. I put an RFP out and got two companies to respond. I asked them for the price of a brand new one and what a lease would be. My suggestion is we go with the lease because it is heavily used for about five years and by then is wore out. We lease them for 1,000 hours a year. My recommendation is to go with the John Deere four-year lease for \$16,177.79 a year with Honnen Equipment. For the wear and tear we put on it, it is nice to get something new before we have to put money toward engines and other maintenance. This is the same motor as our previous one just a different model.

Motion by Councilmember Reese to award the bid for a new front-end loader. Motion seconded by Councilmembers Holmgren and Dautre. Vote: Councilmember Dautre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, Councilmember Rohde - aye, Councilmember Vance - aye. Motion approved.

- 8. Calendar Items and Previous Assignment
 - a. Review of calendar

Manager Warnke said on Thursday, August 29, is an open house at the Public Works building at 5 and 6:30 p.m. The Utah League of Cities and Towns conference is in September so we may cancel the September 17 Council meeting. Director Fulgham said the City employee party is September 4, at North Park at 5:30 p.m.

- b. Review of past assignments: none

- 9. Reports & Comments:
 - a. City Manager Reports and Comments
 - 1. Privilege tax for the golf course

Manager Warnke said Director Christensen and I talked to the golf course about this and they were surprised, but understood the issue. They will continue conversations with the County, who is acting on behalf of all the taxing entities. An observation was made that may help provide some relief. The parcel included tax on the golf course and Jeannie Stevens Park. The thought is the portion attributed to the park should come out of that evaluation so they may subdivide the property. The County does park on the driving range and pays \$1,000 a year to do so.

- 2. Reduction in professional fees associated in business license fee study

Manager Warnke said Councilmember Vance mentioned with the approval of the business license fee study that we talk to Zion's Bank about duplications and if they would reduce the fee. There are some and they were willing to do that assuming we do move forward with the impact fees study. They dropped it down \$1,000 (from \$6,000 to \$5,000).

b. Land Use Authority Boards Report and Comments

The River Valley main thoroughfare is zoned for four-plexes. They proposed amending the configuration of the lots and units at 2300 West 450 North. The builds had the backs toward the street frontage, but they will reorient that so they face the street with covered parking in the back. We also talked about improving the elevations. A garbage dumpster will also be located away from the street.

We also got a concept from Kurt Sadler, developer of Tremonton Pines, who wants to develop land near Rocket Road and across the canal from the south stake center. In Smithfield, they developed upscale townhomes that look more like attached homes (3,000 square feet) and have quite a few amenities. They would like to do the same here. There would be a loop road through the complex—which may be a challenge for this tight parcel of property. It would be a private, smaller section road—not a City standard road. They would be single rambler like homes with stucco and garages. This would be a nice housing product for the City, but would have to be rezoned.

Manager Warnke said another concept was submitted by Visionary Homes. Outside companies are looking at Tremonton, which means developers want to invest here. This is across from the hospital. They would need to rezone, which would allow for a variety of land uses, including commercial. They have suggested a housing development that includes multiple housing products. This is right next to Archibald Estates. They would keep the same lot size and transition there before doing a 55 senior housing complex with patio homes. People would own these smaller units and all the surrounding area would be common space, like condos. Further to the north there would be townhomes and smaller lots. It looks really dense, but we will meet again to talk about park space and things. Councilmember Reese said the zoning allows for commercial and that is what people are worried about. Manager Warnke said those are things we can work through, but it would not be inappropriate to have commercial along the frontage of 1000 North.

c. City Department Head Reports and Comments:

Director Fulgham sent the Council an update on water shares and said we will continue to buy more until I get told not to. The Women's Civic League wants to donate money for benches and other improvements on our trail (\$5,000). We will have them present at a future meeting. Landscaping has started in the triangle at 6th North and east Main Street. We have three colors of rock—the original granite, brown, and black, with orange and white. We are getting that for \$25 a ton opposed to \$80 a ton for river rock. It will look good and save us money. The concrete borders in there are built to last.

d. Council Reports and Comments

Councilmember Vance asked if water usage is slowing down, but Director Fulgham said it is too early to tell.

Councilmember Doutre said she went to a water meeting discussing dams and sending water to Salt Lake. It sounds like we would get things first, but then they could pump it to White's Valley, which is interesting.

Councilmember Holmgren mentioned the County Fair, which he said will be a great thing. We have tons of animals and lots of things going on.

Councilmember Rohde said the trail is overrun by weeds and asked if we spray down there. Director Fulgham said we sprayed twice this year. We will mow back the edges a bit, but we want it to be as natural as possible without overgrowing. There is not a lot of maintenance, but nothing is maintenance free.

Mayor Fridal reminded the Council about handing out candy in the Box Elder County Fair Parade.

Chief Fertig gave the Council an overview of what would happen in an emergency situation. He said law enforcement, fire, and EMS have protocols. They are trained and know how to respond during those events, but what is the Council's responsibility in a large-scale disaster. We would go straight to our emergency operations plan, which you should all have a copy of. The Council would be called and asked to respond to an emergency operations center. You would all supervise an area during such an event. At some point the Council should consider their skills and what area you are good at so we can plan ahead. We could condense information that is pertinent to you. The City would need a Public Information Officer, I could do that or a few other individuals in the City could. The better prepared we are, the better things are going to go. The County has detailed plans for the fair in such cases. They would have a good handle there.

10. ***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***

11. Adjournment.

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

The meeting adjourned at 8:05 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