

**TREMONTON CITY CORPORATION
CITY COUNCIL MEETING
NOVEMBER 5, 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 November 5, 2019 City Council Workshop to order at 6:02 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. Police Chief Kurt Fertig was also present.

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

When discussing Lookout Point Subdivision, Manager Warnke said, with the exception of the special conditions section, this is pretty standard. They paid a fee in lieu of \$9,700 for fog and seal coat, and 2.19 water shares are being exacted. There are two streetlights to this development and \$43,000 was escrowed. This subdivision is unusual because it was recorded without a guarantee in place and sat vacant for years. The City has a few subdivisions like this so developers are being required to put the improvements in before the engineer will allow issuance of building permits. They are paying the 10%, which is the warranty period for the escrow amount. This is unusual, but was approved prior to the City's development agreements and standard procedures we have now.

The Council then discussed a resolution that would approve a professional service agreement with Storiagraph, who would perform a reconnaissance level survey with the intent to create a National Historic District. Manager Warnke said the City received a Certified Local Government (CLG) grant to undertake this work—a one-to-one match up to \$10,000. We put it out to bid and got three statements of qualifications and bids. We felt Storiagraph was the best selection and worked up a contract for the Council's consideration. Typically the City's purchasing policy requires that when we enter into a professional service agreement, we are listed as an additional insured with general liability and workers compensation, which she does not have since she owns a small shop. Considering the type of work she is engaged in, I understand why. The total cost would be \$9,000 but with the grant it would be \$5,000. We could get credit for the work I have done—20 hours of preparation—and could count that toward our portion. Residents

are already asking how they can take advantage of this. Mayor Fridal asked what the benefits are. Manager Warnke said if a historic district is approved and someone has property that contributes to the fabric of that, then it becomes eligible for tax credits. It would be as if their property is listed on a national historic register. People would be investing in and improving their homes, which creates a sense of pride when recognizing and preserving our history. Those who spend at least \$10,000 on an eligible home project could get 20% back in tax credits. It is voluntary and would not restrict someone's property. Councilmember Vance asked what work would be involved. Manager Warnke said the hired professional would do all the fieldwork and paperwork associated with creating the historic district. That federal paperwork would be given to the State and then to the National Park Service for approval. She would use her expertise to walk the neighborhoods, take photos and document characteristics, which would be wrapped up by June.

The Council discussed an ordinance to establish a new zone district, which would establish an overlay for 15.4 acres. Aspen Ridges would be rezoned from R1-20 to an overlay district RM-16. Manager Warnke said the Planning Commission is recommending approval. We provided a presentation during one of their public hearings and addressed many of the concerns. It seemed to help, but some residents still have the perception that their property value is greater than what these property values will be. However, in the end I felt people understood the project better and could see the value. This action would establish an overlay zone district with specific criteria applied to this development. It rezones the property RM-16 and applies this newly created zoning district as an overlay. The developer is committing to use masonry materials, which look and will hold up better over time. There will be a swimming pool and spa, clubhouse with a community center, a large great room, a community banquet area, fitness center, playground, and pavilion. The area would be maintained through an HOA, which adds value in keeping the neighborhood nice. The varying sizes of homes (1,400-2,400 square feet) will add a mix of individuals and create more diversity.

When asked about the walking trail in the area, Manager Warnke said this type of development would have a synergistic use for the trail, more than a less dense neighborhood would. We still have two small sections to obtain for the two-mile corridor. We have discussed the developer getting impact fee credits and trying to incorporate the trail into their development. The trick is having it seem like it is incorporated without the public having the perception that it is only an amenity of the development. Councilmember Vance asked about fencing. Manager Warnke said it would be required for the canal and railroad tracks. Whatever we do we want it to look nice, but feel like a Tremonton facility for public use. We have not figured out the accesses yet, but there are some fencing considerations to take into account. Councilmember Vance said we need entry-level housing in Tremonton. It was determined the houses would be in the \$170,000 to \$200,000 range. Manager Warnke said the RM-16 would generally allow 16 dwelling units per acre, but these overlay restrictions will reduce that to 10.

For calendar items Manager Warnke reminded the Council of the Turkey Trot on November 16. On November 22, the Council is invited to participate in the traditional

Thanksgiving lunch at the Senior Center. On November 26, the City will have a holiday open house that afternoon and then kick off the Christmas lights that night. The Holiday Extravaganza is December 7, the Council Christmas party is December 10, at 6 p.m., and the Christmas Senior Center luncheon is December 20.

Motion by Councilmember Holmgren to move into closed session. Motion seconded by Councilmember Vance. Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, Councilmember Rohde - aye, Councilmember Vance - aye. Motion approved.

The Council moved into a closed session at 6:42 p.m.

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; 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*

Motion by Councilmember Doutre to return to open session. Motion seconded by Councilmember Rohde. Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, Councilmember Rohde - aye, Councilmember Vance - aye. Motion approved.

The Council returned to open session at 6:58 p.m.

The meeting adjourned at 6:58 p.m. by consensus of the Council.

CITY COUNCIL MEETING

Mayor Fridal called the November 5, 2019 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, Holmgren, Reese, Rohde, and Vance, City Manager Warnke, and City Recorder Nessen. Police Chief Kurt Fertig was also present.

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 Vance and the Pledge of Allegiance was led by Councilmember Rohde.

2. **Introduction of guests:**

Mayor Fridal welcomed those in attendance.

3. Declaration of Conflict of Interest—none

4. Approval of Agenda:

Motion by Councilmember Holmgren to approve the agenda of November 5, 2019. Motion seconded by Councilmember Doutre. Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, Councilmember Rohde - aye, Councilmember Vance - aye. Motion approved.

5. Approval of minutes – October 15, 2019

Motion by Councilmember Vance to approve the minutes of October 15, 2019. Motion seconded by Councilmember Reese. 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.

Resident Cami Adams voiced her concern over the green waste burn at the Tremonton Compost Facility. She asked what determined the burn and how the City plans to go forward with other burns? She said that decision to burn is affecting families and homes in the area. I have taken my kids to doctors and those that did not have asthma are now having major breathing issues. The smell is so intense it is affecting everything and coming into our home. We do not want to cause any issues we just need to fix it for the future. I would like to be a part of that discussion. Mayor Fridal said we are in the process of working on the fire and realize we may have made an error. Rupp's Excavation came in with a dozer to loosen it up and help it burn faster so it does not smolder. Mike Adams asked if this is going to be a yearly event. Mayor Fridal said probably not, we will be adjusting our policies at our green waste facility in the next few meetings.

7. New Council Business:

- a. Discussion and consideration of approving September Warrant Register

Motion by Councilmember Reese to approve the September Warrant Register. Motion seconded by Councilmember Rohde. Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, Councilmember Rohde - aye, Councilmember Vance - aye. Motion approved.

- b. Discussion and consideration of approving September Financial Statements

Motion by Councilmember Doutre to approve the September Financial Statements. Motion seconded by Councilmember Holmgren. 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. 19-49 approving Lookout Point Subdivision – Phase 1 Subdivision Development Agreement

Motion by Councilmember Reese to adopt the resolution. 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.

- d. Discussion and consideration of adopting Resolution No. 19-50 approving a professional services agreement with Storiagraph, LLC to perform a reconnaissance level survey with the intent to create a National Historic District nomination or Multiple Property Submission to the National Parks Service for an area boundary being approximately 300 South to 600 North and from 400 West to 300 East

Manager Warnke said the intent is to establish a district, but if the survey suggests we do not have a concentration of historical houses that would be approved by the National Park Services, then we might do a multiple property submission instead. This would nominate specific properties for the national register.

Motion by Councilmember Holmgren to adopt the resolution. 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.

- e. Discussion and consideration of approving Ordinance No. 19-13 establishing a new zone district entitled the Aspen Ridges Overlay Zone and amending the Tremonton City Zoning for parcel 05-186-0056 that totals 15.40 acres more or less to be rezoned from Residential District, R1-20 to an underlying zone district of Residential Multiple District, RM-16 and an overlay zone district of the Aspen Ridges Overlay Zone

Motion by Councilmember Reese to approve 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.

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

These items were discussed during the work session. Manager Warnke reminded the Council that City staff has engaged a consultant for a study on the fire service. He will talk to the Fire Department about preliminary findings and has assembled statistics about coverage, including the amount and types of calls, and their nature. He wants to run those numbers by the group and have some conversation. That information will be reported back to the Council for recommendation. Mayor

Fridal, as well as Councilmember Vance will attend that discussion on November 13, at 6 p.m.

- b. Review of past assignments

9. Reports & Comments:

- a. City Manager Reports and Comments
 - 1. Report from the Development Review Committee
- b. City Department Head Reports and Comments
- c. Council Reports and Comments

Councilmember Rohde said since it is Election Day, I would like to tell Councilmembers Doutre and Reese thank you for everything you have done. You guys have been awesome and I have loved working with you. You have been great mentors and friends.

Councilmember Doutre thanked Councilmember Rohde. I have loved learning and it has been great working with everybody.

Councilmember Holmgren thanked the public for voicing their concern on the issue with the green waste burn at the City Compost Facility.

Councilmember Vance said the green waste burn and the water rates need to be on their agenda soon.

Mayor Fridal said I appreciate the job you guys do. Councilmembers Doutre and Reese, the meetings will be different without you.

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 7:26 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 get green waste and water rates on the agenda for further discussion.