

**TREMONTON CITY CORPORATION
CITY COUNCIL MEETING
AUGUST 4, 2020**

Members Present:

Connie Archibald

Lyle Holmgren

Bret Rohde—excused

Rick Seamons

Lyle Vance

Roger Fridal, Mayor

Shawn Warnke, City Manager

Linsey Nessen, City Recorder

CITY COUNCIL WORKSHOP

Mayor Fridal called the August 4, 2020 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 Archibald, Holmgren, Seamons, 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 Treasurer Sharri Oyler. Also in attendance were: Sergeant Brian Crockett and firefighters Jeff Oyler and Nate Christensen. Finance Director Curtis Roberts tuned in via Zoom and left after the Work Session. Councilmember Rohde was excused.

1. Review and discussion on the expansion of the secondary water system and fixed based meter reading

Director Fulgham provided information on the City's growth. These are areas that have been presented to the DRC as potential growth. We have a couple annexations and some subdivisions. Lookout Point has 12 lots under construction in Service Area 13. They have another 234 planned for the future. Spring Hollow is part of the retirement community with conventional homes. They have 21 lots and are in the process of building now. They presented another phase with 20 more lots, which will be coming soon. There is the Spring Acres Phase 7 preliminary, which would finish up that subdivision. Edgewood Estates is by Archibald Estates. It would feed off Service Area 2, which has a pump station by Jeanie Stevens Park. We would just drop another pump to serve those, there would be no added infrastructure. There are 74 units in this first phase and another 152 for phase 2. We are just finishing up the development agreement and getting water shares. We will purchase the remaining water shares from them to go in our stockpile to help handle growth as we expand.

The Mathison apartment complex is behind Shopko. There will be 152 units in the first phase and 152 units in the second. Then we have the Craig Adam's development, which will be annexed in on the east side of town. They have 719 planned units that will be phased in. Holmgren East Phase 8 is two lots and Holmgren 9 is a 15-lot subdivision. Those are under construction. Tremonton Place Phase 2 is north of the South Stake

Center with 13 lots for homes. Phase 3 will have another 13. They are also doing the Aspen Ridge Townhomes on the west side of the Stake Center. The first phase is for 30 units and phases 2 and 3 will have another 120 units for a total of 150. The other annexation is the Hansen Annexation through Jay Stocking with Sierra Homes. He plans to have 418 units between townhomes and conventional homes. The preliminary for River Valley Phase 7, which is north of McDonald's will have 32 homes. The bottom line is right now we have 319 units under construction and roughly another 1,877 planned for the future. Councilmember Holmgren asked what the City's footprint is currently. Director Fulgham said there are around 3,200 units with the majority of those being homes.

Director Fulgham then provided an update on how many secondary water connections the City has in all three service areas. Service Area 1, which is the west side of town, has 126 users connected with potentially 25 more. Service Area 2, which is Jeanie Stevens, Archibald Estates, and the Harris Subdivision, has 45 hooked up with another 25 potentials. Service Area 3, which was just completed on the southwest side of town, has 137 users with another 500 to still connect. We currently have 308 users with another 550 future users for a total of 858 units that could be hooked to the secondary system. I think it is time to pull the switch and say you have until spring to get hooked on or we go to the new rate, which is for those who have secondary in front of their home, but wish not to use it. That is a steep rate for outdoor usage, but is the same rate for the indoor block of 10,000 gallons at \$1.25 per 1,000 gallons. When it was passed originally we said we would give them a year after the start up and this has been two irrigation seasons. If the Council votes on that resolution we would notify all the customers in that area that in May the new rate would come into place as an incentive rate to hook on. Councilmember Vance said it seems no one gets too worried until it affects their pocketbook. After the season could we send out a notice with individual numbers for each of those people saying this is what your bill will look like next year if you do not convert? Director Fulgham said we could calculate it off their usage.

When asked about future plans with secondary water, Director Fulgham said, if we are going to borrow in the near future, this is a good time to start laying plans to do that. In March 2018 I presented a timeline for secondary to the Council. We did partial construction of service areas 1 and 2 in 2018. Then in 2019 we completed Service Area 3. Back then I projected 2020 we would start in Service Area 5 and then in 2021 start in Service Area 4. A lot of this is still relevant, but there will be some modifications.

Each month Director Fulgham provides the Council with a chart showing water usage. For July, about 136,000 gallons were used compared to last year's 150,000 gallons. It was cooler the first week in July and that made a difference, but we do have 300 users using secondary, which will help. Secondary is helping take some of the pressure off our culinary system. If we can get the money to construct the pump station for the Aspen Ridge and Tremonton Place by the South Stake Center that would take them off the culinary from the get go. There are about 24 existing homes that would also be serviced by that. If the big development comes on the south side of Rocket Road with the Hansen annexation that will feed right into that. The cost for that pump station is \$358,000.

I would also suggest we expand Service Area 6 to service the Harris Subdivision by Our House, which would also feed the Mathison Apartments. That would take 519 units out once Mathison is built and the existing 53 homes. The cost for that is roughly \$264,000. We are into that about \$600,000 to do those two areas. Councilmember Vance said we would be spending \$600,000 on a lot of potential development. Councilmember Holmgren said I thought we were going to do something with Service Area 5? Director Fulgham said I am lumping 2021 and 2022 together. If we go out to get money, we will look at that as one secondary project. I was hoping to get some of the new areas as they come on so they do not have to put in two different systems. Those two are expensive, but they are easier projects because they are going to take less road cutting. It will be concrete and filters with not a lot of distance. Service Area 5 is going to be a big one like Service Area 3 was. There will be a lot of cuts in the roads because it will serve existing rooftops. We have a contractor and a contract in place.

The Council asked about the bond and Director Roberts said with a bond they like to see the proceeds used up within two years of issuance. On a larger project you might be able to do three years. Director Fulgham said we try to keep them smaller so locals can do the work. We talked about Service Area 9 on the east side of Tremonton that might make sense when the Adam's Subdivision comes in. That is coming as growth comes and would be the next bond. Service Area 4 is the old parts of town that are not big water users. That is a few years out and by then we will know where the Adams subdivision will be, which will help drive the picture of where we go from here. I know that is a lot of infrastructure cost to serve a few, but if the growth comes, that is easier to build. We already have the location for the pump station and very little pipe to run. The Council also discussed the equalization basin. Director Fulgham said once things are wrapped up, that could be built this winter. When asked about water shares, Director Fulgham said Tremonton will need to provide 555 shares for what is within the City now as far as existing and for future phases. Development will provide about 717 shares for a total of 1,272 shares if we build out the whole town as it sits now. Currently we have 444 shares and of those 22 were provided by developers. Service Area 5 we will need 101 shares.

Manager Warnke said as a staff we had a conversation about the favorable time for bonding. Director Roberts gave an overview of how economic issues relative to the pandemic have affected interest rates and what the Federal Reserve has done to help impact the bond market. I ran a quick calculation and if we were to borrow 15 years at 1.5%, which is a high scenario, at \$4 million, which is more than we would probably need based off the project potential cost, the principal and interest payment comes to about \$300,000 a year. That is really close to what our last bond was issued at when we did \$3.4 million at 2.5% percent. We could borrow \$600,000 more and be in roughly the same amount for a payment. If it is lower than 1.5% or we do not borrow as much, that all drives the payment down. Councilmember Vance said I do not know how much more we have to do to finish out the existing rooftops, but we ought to get it done since prices are going up, substantially. I would like to bond and be done with the existing rooftops. Director Roberts said it could be about \$7 million more, but that does not include Service Area 9. Councilmember Holmgren said 9 would have a lot of the infrastructure done through development. Councilmember Vance said it would be easy to make a decision if

we could see a map where the secondary water has been put in, as well as the proposed projects, and then show us what is left to be done with the cost to finish that out. That would make it easy for us to say let us bond up and get it done or just wait a few more years. If we were to pass this tonight how much more is there to do and what is it going to cost us? Director Fulgham said we could revamp this map and show you that. This is just letting you know where we are at, the growth we have, and the water we have added because of secondary is going to be consumed really fast with our growth.

This item was discussed during City Council meeting.

2. Review and discussion of the process for hiring a full-time Fire Chief

Manager Warnke said at the last City Council meeting we went through the framework, which included an advertising period, initially screening, a written essay, and then oral interviews. From there we would short-list a few candidates. Councilmembers Rohde, Archibald, and myself went to drill and had a good discussion with the fire department. What I took away from the conversation relative to the process is that they all felt fine about it. We moved forward with advertising in at least three different outlets. We are getting applications and expect to see more. Councilmember Archibald said I encouraged those within the department to consider applying and hope they will. It was a good experience. We were welcomed and encouraged to make a statement. I felt there was some hesitation with the written part of what we are asking, but I let them know I felt good about that part of the application. I encouraged them to discuss with their families and figure out if they have a desire to do that and have the talents.

Manager Warnke said on the agenda tonight is an item to formalize the increase in the wage, which would be consistent with the police chief. We might need more guidance from the Council about having multiple panels later in the process. We have the framework, but need to be flexible as we move through the process. The first round of review will be August 17, as far as the initial screening with the pool we have. I invited Brian Potts to be a part of the panel since he has good insight and knows the challenges of our fire department, and he accepted. Beyond that I have not talked to anyone else about participating. It is up to you who you want to be on that panel. We discussed a few firefighters participating and reviewing the written responses as a way to give input. Councilmember Vance said whoever this person is has to come in and be able to work with the current volunteers whether they are one of them or not. They have to be accepted and work well with these people. We cannot lose our volunteers. Manager Warnke said that was one of the discussion points and they shared the same concern. We are trying to find ways to get their input and get a chief that would work well with the system we currently have and allow it to grow. Mayor Fridal said that is why I like having the three representatives from the fire department, but we do not know how to choose those. Manager Warnke said more of the concern was the outcome rather than the process—making sure this is an individual who could work well and transition into the position. Councilmember Vance said our volunteers cannot dominate the panel, but they need to be a big part of it. Manager Warnke said I agree this individual will have the technical and expertise to fight fires and provide emergency response. We also need a manager who

can lead us through the transition. I think these essay questions play into that. There is some concern this person might be more white color than blue color and how that fits into the department, but we need someone who has the skills to do both. It is a unique position and will take a unique individual to fill it and be successful.

3. Review of items listed on the 7:00 p.m. agenda
4. ***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 6:55 p.m. by consensus of the Council.

CITY COUNCIL MEETING

Mayor Fridal called the August 4, 2020 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 Archibald, Holmgren, Seamons, 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 Treasurer Sharri Oyler (left at 7:39 p.m.). Also in attendance were: Recreation and Community Events Manager Zach LeFevre (arrived at 7:08 p.m.), Sergeant Brian Crockett, firefighters Jeff Oyler (left at 7:39 p.m.) and Nate Christensen. Councilmember Rohde was excused.

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 Seamons and the Pledge of Allegiance was led by Councilmember Archibald.

2. Introduction of guests:

Mayor Fridal welcomed those in attendance.

3. Declaration of Conflict of Interest: none.
4. Approval of Agenda:

Councilmember Vance said let us modify the agenda by adding the discussion we were suppose to have in our previous meeting—the process for hiring a full-time fire chief, right after agenda item 5.

Motion by Councilmember Vance to approve the agenda of August 4, 2020. Motion seconded by Councilmember Holmgren. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

5. Approval of minutes – July 21, 2020

Motion by Councilmember Archibald to approve the minutes of July 21, 2020. Motion seconded by Councilmember Seamons. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

6. Presentations

- a. Narrated slideshow on the proposed Tremonton Historic District being listed in the National Register of Historic Places (this 16-minute narrated slideshow will occur by choice of the Mayor and City Council)

Manager Warnke said this presentation is available online and is really insightful. It was put together by the historic consultant the City engaged to do a reconnaissance level survey. We had a defined geographic area and she went to each building within that area and evaluated them based on their architectural merits. Based on that evaluation, she categorized those buildings into different contextual periods that related to Tremonton City's growth. She talks about how things evolved as Tremonton grew and why the City was more successful than other small towns with similar beginnings. She also talks about the history of Tremonton, the contextual periods, and how growth occurred. She even gives an overview of the process to get registered on the National Registry of Historic Places. The Council then watched the presentation.

7. Public comments: There were no public comments.

8. City Council Business

- a. Discussion and consideration of adopting Resolution No. 20-31 urging the Utah Board of State History and National Park Service to list the Tremonton Historic District on the National Register of Historic Places (the proposed boundaries of the Tremonton Historic District is for the area between 1000 North to 600 South and from 300 East to 400 West)

Motion by Councilmember Holmgren to adopt the resolution. Motion seconded by Councilmember Vance. Roll Call Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

- b. Discussion and consideration of adopting Resolution No. 20-32 approving the revised Tremonton City Compensation and Classification Plan

Manager Warnke said this is a resolution that recognized the adjustment to the fire chief and puts them in the same pay range as the police chief and public works director. It was budgeted at a lower rate so we will need to do a budget amendment for that.

Motion by Councilmember Vance to adopt the resolution. Motion seconded by Councilmember Archibald. Roll Call Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

9. Calendar Items and Previous Assignment

- a. Review of calendar

Manager Warnke said there would be a public outreach for all property owners within the boundaries of this Historic District to help educate them. Historic consultants will be there to provide a presentation. Individuals from the Utah Division of State History will also attend to give an overview of being on the National Register, as well as a discussion on tax credits and how they work. Any building that is contributing is eligible for tax credits if the homeowner spends over \$10,000 for an improvement project over a two-year period. They are credits not deductions. It is a nice program, but there are a few things you have to do in order to qualify. I have gone through the process and found it to be fairly easy and straightforward. Councilmember Vance said people would still have a choice whether or not they want to do it, right? We are not forcing them? Manager Warnke said correct. This does not change anything other than it gives them financial incentive to do improvements. There is a Frequently Asked Questions page on our website. You can direct citizens there. The resolution you adopted was to recommend that the State adopt and that meeting will be on October 29.

- b. Review of past assignment: none.

10. Reports & Comments:

- a. City Manager Reports and Comments: none.
- b. Development Review Committee Report and Comments:

This item was discussed by Director Fulgham in the Work Session, nothing more to report at this time.

- c. City Department Head Reports and Comments: none.
- d. Council Reports and Comments

Councilmember Archibald said I wanted to highlight Tremonton City Days. I thought it was well done. The fireworks were nothing short of amazing and the food trucks were wonderful. It was a different experience, but well done so thank

you to everyone involved.

Mayor Fridal echoed Councilmember Archibald's remarks. I thought the fireworks were really good. Also the walking trail has benches now. I have talked to Superintendent Lynn Green about a couple places where it is muddy on the trail. The hill is sloughing away and causing some grief. Other than that it is good. I am amazed at how many people are using it.

Motion by Councilmember Holmgren to move into closed session. Motion seconded by Councilmember Archibald. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

The Council moved into a closed session at 7:46 p.m.

11. **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 Archibald to return to open session. Motion seconded by Councilmember Seamons. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

The Council returned to open session at 8:14 p.m.

12. **Adjournment.**

Motion by Councilmember Archibald to adjourn the meeting. Motion seconded by Councilmember Holmgren. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

The meeting adjourned at 8:14 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 _____, 2020.

Linsey Nessen, City Recorder

Follow-up items for the Council and City Staff

Director Fulgham will provide an updated map for the Council to review. It will show where the secondary water has been put in, as well as the proposed projects with a new bond, and also show what is left to be done with that associated cost.