

**TREMONTON CITY CORPORATION
CITY COUNCIL MEETING
SEPTEMBER 21, 2021**

Members Present:

Connie Archibald

Lyle Holmgren

Bret Rohde

Rick Seamons

Lyle Vance—excused

Roger Fridal, Mayor

Shawn Warnke, City Manager

Linsey Nessen, City Recorder

CITY COUNCIL WORKSHOP

Mayor Fridal called the September 21, 2021 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, Rohde, and Seamons, City Manager Warnke, and City Recorder Nessen. The following Department Heads were also present: Fire Chief Robert LaCroix, Community Services Director Marc Christensen, Public Works Director Paul Fulgham, Police Chief Pro-Tem Nick Nessen, and Treasurer Sharri Oyler. Also in attendance was Manager Zach LeFevre (arrived at 6:11 p.m.). Councilmember Vance was excused.

1. Review Discussion of methods to provide more information to Tremonton City residents-Councilperson Bret Rhode

Councilmember Rohde said a few years ago we developed a mission statement and vision for the City, but have not done anything with it. We also developed values. As part of this, I would like to put together a communication plan for the City over the next year or two to allow us to better communicate with citizens more openly and transparently. This would give them a forum to communicate back and forth through an open channel. Councilmember Archibald confirmed emails are sent through the Contact Us section on the City's website. We could also have a weekly brief or when someone signs up for services we could get their number or email address. Councilmember Rohde said to come up with the best strategies we could use citizens and form a committee. There could be a newsroom inside our website where we post about water and all things happening. Councilmember Holmgren said sometimes it is hard when we sit here for public comments and just listen. I wonder if we could do more there. It is frustrating when people feel they are not being heard. Councilmember Rohde said we could develop a place to answer after we have done some research. I have read the communication plans of other cities and how they get information out. We see data weekly on water and if that information were out there, along with the other things we are doing then people would know what we are working on.

Manager Warnke said some cities do community surveys where they ask a range of

questions. One of those could be how best to communicate, as well as questions about the level of service they get and how we as a City are doing. This might be a good base line project to help us understand where we are, how best to interact with the public, what their perceptions are of the City, and what we do well. Based on that information we could refine the mission statement, our vision and values, and figure out a communication plan. Councilmember Rohde said this would help drive a lot of agenda items. Councilmember Archibald said we need to determine our strong suits and expand on those. How can we continue the good we are doing. Councilmember Holmgren said a lot of people who have questions are doing their own research and sometimes it is good and other times it is not. Those ideas spread on social media and then we have issues. Any communication, whether through public comment, social media, or our website would be good. We need to come up with other methods to reach all generations. Councilmember Rohde said I would like to take five or ten minutes each meetings to discuss them and keep the ball rolling. We ought to look into getting a survey out. Manager Warnke said we usually hire a third party. I will figure out the cost and methodology.

2. Discussion of policies on septic tanks in Tremonton City

Manager Warnke gave a quick summary, but the Council tabled this item until Councilmember Vance was in attendance, too. I think we came up with a good proposal as an alternative if you want to consider allowing septic tanks, but I do have my reservations about the liability it creates for the City. It all centers around exactions and the best time to do the improvements is at the subdivision level. Annexation is also a good opportunity, as well as building permits, but once it splits further it is more difficult. My overall concern is the City inheriting the liability. We have done our best to exact the improvements we need to put the City in the best position to provide services. It is important to exact improvements so existing residents are not subsidizing growth. We cannot charge an impact fee for something it does not impact, it is only the rough proportion to the impact. It is difficult to go to an existing homeowner, who has a functioning septic tank to provide service, and say here is your sewer and you are connecting for thousands of dollars. It is more simple and feasible for them to roll that into their mortgage rather than come up with the money after the fact. Councilmember Rohde said the issue is we cannot get the sewer to them so they cannot build. I do not think we should put that kind of barrier in place. If we cannot get it to them then we need to find a way to let them build within our City or we are limiting what they can do. Manager Warnke said we do not have to make every property within the City developable. Growth pays for their impacts for providing services. That is how the exaction law works. If we want to allow them to develop without services we could, but that is where the City bears the burden in the future and addressing these deficiencies that we allowed. There are pioneering agreements, but we have not done that. There are possible solutions. Director Fulgham asked who would fix it when the land becomes too saturated. Water is easy to get, sewer is not because it can only go downhill unless you pump it uphill. Some areas are not feasible to annex in unless they want to deal with the cost. Councilmember Rohde said but they will do it anyway and we would be in trouble later on. How can we help prevent these situations from happening in the future?

Manager Warnke said I think we need to work with the County. There are ongoing discussions we need to have.

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

The Council discussed how to better their public comment time. Councilmember Rohde said it would be nice if we could offer some follow up. Maybe there is a way to do that. Councilmember Holmgren suggested they leave their phone number or email. Mayor Fridal suggested having Manager Warnke take a minute to summarize things for those in attendance.

When discussing the public hearings, Manager Warnke said one of Finance Director Curtis Roberts' duties is to submit impact fee reports annually to the State Auditor that demonstrate we are using impact fees in accordance with State law. He had some concern as it relates to the Transportation Impact Fees. When you do an impact fee we look at the capital projects we will do within the impact fee collection period (a six to 10 year window). These are projects we have identified for transportation and the total cost is \$4.9 million. Director Roberts is concerned that these projects are large in nature. You cannot build half a road so the full road would have a lot of capacity. Essentially all the impact fees we collect in excess of the 10% to do that project we cannot spend even though we are responsible to spend it for impact fee eligible projects. It becomes an issue where we cannot invest enough of our money and have it offset by the impact fees to make it economically feasible for the City to spend the impact fees in a legal way. He will attend a meeting and provide an explanation, but until then I recommend we approve the impact fee since we have done all the public noticing. The impact fee does not take effect for 90 days and in that time we can repeal it. He can foresee that we could never make it economically feasible to put the impact fees to use in a legal way without being on a never-ending cycle of spending millions of dollars.

4. ***CLOSED SESSIONS: No closed session 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 September 21, 2021 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, Rohde, and Seamons, City Manager Warnke, and City Recorder Nessen. The following Department Heads were also present: Fire Chief Robert LaCroix, Community Services Director Marc Christensen, Public Works Director Paul Fulgham, Police Chief Pro-Tem Nick Nessen, and Treasurer Sharri Oyler (left at 7:41 p.m.). Also in attendance were: Manager Zach LeFevre and Director Kim Griffiths. Councilmember Vance 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 Director Fulgham and the Pledge of Allegiance was led by Councilmember Holmgren.

2. Introduction of guests: Mayor Fridal welcomed those in attendance.

3. Declaration of Conflict of Interest: Council Holmgren declared a conflict on item 9. G. since he owns a small parcel in River's Edge.

4. Approval of Agenda:

Motion by Councilmember Archibald to approve the agenda of September 21, 2021 with item 9. H. being moved up higher on the agenda. Motion seconded by Councilmember Rohde. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye. Motion approved.

5. Approval of minutes – September 7, 2021, September 9, 2021, September 10, 2021

Motion by Councilmember Holmgren to approve the minutes of September 7, 2021, September 9, 2021, September 10, 2021. Motion seconded by Councilmember Seamons. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye. Motion approved.

6. Public comments: Comments limited to three minutes.

Resident Tasha Speas said I live in the Holmgren East subdivision and a lot of us are wondering when that road is going to be finished. There is a lot of traffic that comes to the public walking trail. Lately it is affecting our kids and where they get dropped off on the bus. Right now our kids have to walk through a dirt road that is not finished with tall weeds that cover half their bodies and I feel it is a very big safety concern. It has been long enough. You guys should address the situation and move forward with it. If you are then when can we expect it to be done? We have tried talking to the transportation department at the School District and they said they would not take that route until the road is finished.

Resident Karli Palmer said I was here three years ago talking about the same issue and our frustration with it. We are here begging and pleading to just get the road done. Our City ordinances tell us if you are over 35 houses you should have two accesses and we

currently have one. The last time I checked we had 70 houses, a public walking trail, and a couple people who have businesses in their homes. We have so much traffic that goes through there. The last time we were here we were told it would be finished within the year. A year has come, another year has come, three years has come and we have half a road put in with pipes that stick out and they have been ran into and knocked over. I know a lot of people are really frustrated with the bus situation. It is to the point where we just want to know when the road is going to get done because we felt that was going to be the next step. You guys openly admitted last time it was an overlook in the Planning Commission and if that is the case that is fine, but do not keep adding houses. Since then we have added three or four more houses on the end of the street. This is something that should be addressed and done sooner rather than later.

Resident Capri Austin said I also live in Holmgren East and have been in here several times for the same road issue. I work from home out of my office and there are several near misses. There have been accidents and we had a neighbor who was recently hit by a dump truck that did not stop. That could have been a child. The bus affects my family and me. I have worked for builders in this community and they have to abide by those rules or they get fined. I do not feel this is fair that other builders have to abide by certain covenants and regulations when this road has gone open for so long with so much traffic and so many people using it. We would really like to get the road in and have that be a high priority for the safety of our kids.

Resident Sylvia Hugentubler said I would like to state my ongoing concern of the increased traffic on 570 East and the rate of speed these vehicles are traveling to get to the walking trail or to their homes. This increased traffic and speeders are a concern to the safety of the neighborhood, children who ride their bikes, play basketball in the driveways, and walk to and from the bus stop and walking trail. The law cannot be on our street all day to enforce the speed limit. The speedometer placed in 2020 did not slow the speeders down so I am proposing the City put in speed bumps along 570 East where the speed of momentum can pick up. I am also requesting a four ways stop on 570 East and 100 North to create a disruption in speed. All of this I am requesting for the safety of our children in our neighborhood. This is an urgent matter where no parent should be attending their children's funeral or a neighbor's funeral. I am proposing this be put in place immediately or no later than spring 2022. Thank you for your time and urgency.

Resident Paul Fowler said I have questions and concerns with the new subdivision that is being proposed behind our home. Our lots back there are still green space. While some will make millions of dollars on that some of us will be adversely affected. Our home values and the use of our homes will be limited. Our backyards are in the County not the City and we love it. It has been that way for 25 years. This proposal of annexing all that is going to change our value, taxing, use, and when we go to sell our homes for something else. I am not here to persuade you one way or another, but we would like to know how some of that would work. It has been mentioned we will be grandfathered in. What does that mean? Can I still go out back and shoot my gun will that be grandfathered? Can I still have chickens, bees, turkeys, and animals, and will the next person who has my home have those advantages, too? That is part of the reason we have our home. If there is a way to exclude us in that, I ask that you please do. My neighbors and I enjoy our mini farms. We garden and raise crops, we have animals and what comes to my mind is a lot of anxiety about when this is annexed and we start building a lot of these little townhomes behind us. We really do not want it. I know the big numbers out weigh this. We would rather leave that green space and farm space if possible. It is a big

concern to us. I do have commercial property in this County and the tax rate and value is different and over time it looks like it would make my home very unappealing to someone. Who would want to move in and pay higher taxes just because we wanted to annex it? Thank you.

Manager Warnke provided a quick explanation to those in attendance to address their concerns. He said the County parcel map shows that gap in 775 East that is currently owned by Rivers Edge and has not been dedicated to the City. It is a property that will be subdivided in the near future and is going through the process of annexing all the property on the right side of that line. The first phase of the development will be everything on the left and the timing is trending toward the spring for when that connection would be made. As it relates to Mr. Fowler's question. Everything north of that line is in the County and the annexation would include 135 acres. Those small parcels of property would be included in that portion so you would come into the City. I can talk to you afterward about thoughts for grandfathering. The animal rights are based upon lot size. There are certain animals on your lot and what is allowable based on that acreage. As far as shooting guns you cannot do that inside City limits. I am happy to talk after the meeting to anyone and answer more specific questions.

Councilmember Rohde said Jordan Conrad has an interest in serving on the Planning Commission so I would like to appoint him with your approval. The Council agreed (see that motion on item 9. H.).

7. Years of Service:
 - a. Brian Crockett, Police Sergeant – 25 years

Mayor Fridal thanked him for his years of service.

8. Public Hearing(s):

Mayor Fridal called a Public Hearing to order at 7:18 p.m. to consider adopting an ordinance that would adopt an Impact Fees Facility Plan. There were 19 people in attendance.

- a. Public hearing to consider adopting Ordinance No. 21-09 adopting an Impact Fee Facilities Plans for a water system; sanitary sewer collection system; storm drain system; and transportation

There were no public comments. Mayor Fridal closed the Public Hearing at 7:19 p.m.

Mayor Fridal called a Public Hearing to order at 7:19 p.m. to consider adopting and enacting impact fees. There were 19 people in attendance.

- b. Public hearing on adopting Ordinance No. 21-10 adopting and enacting impact fee for a water system; sanitary sewer collection system; storm drain system; and transportation

Mr. Fowler said how much is the fee and what is it based on? In adopting these new fees what are they, how much are they, and whom does it apply to. Manager

Warnke said these are impact fees, which are enacted on new development at the time of building permit and they share their proportionate share of impact on the City's capital facilities. These are the fees we currently have. The City Council has done the impact fee facility plan, which identifies capital facility projects and large infrastructure like water and roads, and storm drain systems. These are the pieces we need for the next six to 10 years. We would total the cost to construct those things then divide it by the number of units we anticipate occurring in that given time and the capacity they will use up in the system. Here are the 2014 impact fees and what is proposed in 2021. That is based upon strict methodology in the State code. Mr. Fowler said is that enough with everything coming that will have to be expanded? Manager Warnke said our impact fees are based on a specific analysis and it is the maximum fee we can charge for their impact on the City's infrastructure. We have identified these projects that need to occur in this time. It is the max we can collect and we are charging all we can.

Mayor Fridal closed the Public Hearing at 7:24 p.m.

Mayor Fridal called a Public Hearing to order at 7:24 p.m. to adopt the Final Annual Budget. There were 18 people in attendance.

- c. Public hearing to consider adopting the Final Annual Budget entitled "The Tremonton City Annual Implementation Budget 2021-2022 (General Fund, Capital Fund(s), Enterprise Fund(s), and Special Fund(s)", for the period commencing July 1, 2021, and ending June 30, 2022

There were no public comments. Mayor Fridal closed the Public Hearing at 7:24 p.m.

9. New Council Business:

- a. Discussion and consideration of approving the July Financial Statements

Motion by Councilmember Rohde to approve the July Financial Statements
Motion seconded by Councilmember Archibald. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye. Motion approved.

- b. Discussion and consideration of approving the July Warrant Register

Motion by Councilmember Holmgren to approve the July Warrant Register.
Motion seconded by Councilmember Seamons. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye. Motion approved.

- c. Discussion and consideration of adopting Ordinance No. 21-09 adopting an impact fee facilities plans for a water system; sanitary sewer collection system; storm drain system; and transportation

Manager Warnke said we discussed the issue with transportation and will work through that. The fire and police impact fees are comprised of the existing stations

we have. One of the things we need to determine is how much capacity is in our existing stations. We proposed in the budget to do a master plan for our fire and police so we can understand what facilities we need and should be planning for with future growth. I am recommending the fire and police impact fee would remain the same until we get that information to really understand what growth looks like and how it impacts the facilities we need.

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

- d. Discussion and consideration of adopting Ordinance No. 21-10 adopting and enacting impact fees for a water system; sanitary sewer collection system; storm drain system; and transportation

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

- e. Discussion and consideration of adopting Resolution No. 21-38 ratifying the Spring Acres Estates, Phase 7 Subdivision Development Agreement

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

- f. Discussion and consideration of adopting Resolution No. 21-39 adopting the Final Budget entitled “The Tremonton Annual Implementation Budget 2021-2022 (General Fund, Capital Fund(s), Enterprise Fund(s) and Special Fund(s)” for the period commencing July 1, 2021, and ending June 30, 2022

Manager Warnke said we adopted the tentative budget and this is the final budget that has been delayed because of the Truth in Taxation process. Director Christensen said these are the changes since we approved the tentative budget in June. In the General Fund the two changes were the police department study and a request to do a citywide fall cleanup. In the Parks Fund, the storage building behind the parks building, we added \$12,000 to make sure we have it covered. The building was already approved. The Fire Fund was increased for the fire department survey. In the Capital Projects Fund it has been suggested by City staff we change out the park strip at Jeanie Stevens Park and do something more water wise. Fund 41 has an increase in the cost for the generator that will be at the Public Works facility. It was approved but had an additional increase (\$10,000). For the Water Fund we got more information to determine what we need to spend next year for the secondary water construction costs and there is that final estimate. For the Treatment Plant there are two ongoing projects with the air rotors and the influent screen. We have better numbers now and know how much it is suppose to cost. Then there is the Sewer Fund to upsize the sewer line on east

Main Street. That is an impact fee eligible project.

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

- g. Discussion and consideration of adopting Resolution No. 21-40 accepting the Rivers Edge Annexation Petition for further consideration under Utah State annexation law. The annexation petition consists of 132.757 acres of real property located north of Main Street, generally between 950 East and State Road 13

Manager Warnke said there is a collector road that is planned at 950 East (66 feet and increases to 71 feet at the intersection) that allows for on-street parking and adequate traffic flow and turn movements. It is a mixed-use development with different housing. About 260 single-family homes will tie into existing homes (10,000 square foot lots), with two townhome developments proposed at the north end. The middle section will have a regional storm drain basin and park (eight acres). There will also be a commercial piece at 950 east. There are apartments planned behind that. Here is a chart summarizing the improvements we are working on. This resolution would accept the annexation petition, which would allow you to consider it in the future after a public notice period and a public hearing. The City has also been working on a pre-annexation agreement or master development that explains what the developers' responsibilities would be. The annexation laws do not require all property owners within the proposed annexation boundaries to sign the annexation petition. There are three categories for improvements contemplated in this agreement that address infrastructure. Project improvements, which are roughly proportionate to the impact for the City to provide services, and system improvements, which are not roughly proportionate and serve parts of the City outside the development, and are reimbursed through impact fees. We also have zoning and density improvements, which help mitigate the amount of density that is proposed. They are proposing a Public Infrastructure District, which is property tax that would go on property within this development (those within the boundaries of River's Edge Development). If that is approved they would fund the construction of the regional park and storm drain basin, if not then we will have to use impact fees that are collected over time as development occurs. If the PID is realized then we would reimburse that PID in the form of impact fees for the improvements that they make to help buy down the bonds. It is a bonding mechanism and property tax is secured to repay those bonds. We would offset that with impact fees. That is in the first phase of the development. This also helps with the secondary water system. Part of their zoning and density improvements is dedicating a pump station site, but they are also responsible for installing the pump station and distribution lines to make that connection with the first phase so this project would be on secondary water from the very beginning. From there the City will add the distribution lines and additional pumps to service beyond their boundary.

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

approved. Councilmember Holmgren – abstained from the vote.

- h. Discussion and consideration of appointing Jordan Conrad to the Planning Commission

This item was discussed after the public comment time.

Motion by Councilmember Rohde to appoint Jordan Conrad to the Planning Commission. Motion seconded by Councilmember Holmgren. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye. Motion approved.

- i. Discussion and consideration of adopting Resolution No. 21-41 appointing Marc Christensen as the Assistant City Manager

Manager Warnke said this was discussed through the budgeting process and officially appoints Director Christensen as the Assistant City Manager and Manger LeFevre as the Parks and Recreation Director.

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

- j. Discussion and consideration of adopting Resolution No. 21-42 appointing Zach LeFevre to serve as the Parks and Recreation Director

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

- k. Discussion and consideration of ratifying the timing of seasonal water rate due to the early closure of the Bear River Canal System

Motion by Councilmember Holmgren to ratify the seasonal water rate. Motion seconded by Councilmember Archibald. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye. Motion approved.

- l. Discussion and consideration of disposing of a Polaris four-wheeler and a 1990 flatbed truck from the Parks Department.

Director Christensen said we have this flatbed truck that has been passed down from department to department and is running on its last leg. The four-wheeler has been heavily used since 2008 to drag the fields and is also on its last leg. We would put them on auction sites. We did that before and have sold things for a good price.

Motion by Councilmember Archibald to dispose of the Polaris four-wheeler

and 1990 flatbed truck. Motion seconded by Councilmembers Seamons, Holmgren, and Rohde. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye. Motion approved.

- m. Discussion and consideration of authorizing the Parks Department to purchase a 2022 Polaris Sportsman 850 EPS 4-Wheeler at the State Bid price

Director Christensen said we budgeted for a four-wheeler to replace this one and would like to get it for winter to plow the four-foot sidewalks. We have a side-by-side to do the bigger ones, but this would help on the smaller ones. Golden Spike Polaris will match the State bid price and will have it to us by the end of November.

Motion by Councilmember Archibald to authorize the Parks Department to buy a 2022 Polaris four-wheeler. Motion seconded by Councilmembers Seamons, Holmgren, and Rohde. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye. Motion approved.

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

Manager Warnke said the convention is coming up and the information is on your desk. We will cancel our October 5 City Council meeting because I will be at a conference and we are retrofitting/upgrading our audiovisual capabilities in this room.

- b. Review of past assignment: None

- 11. Reports & Comments:

- a. City Manager Reports and Comments
 - 1. Overview of UTA's progress on acquiring a Front Runner Corridor in southern Box Elder County

Manager Warnke said the southern portion of Box Elder County has joined the Utah Transit District and by doing that they are collecting a portion of their sales tax that is allocated to mass transit. The project has been in the works for years to extend the frontrunner from Pleasant View to Brigham City. UTA continues to work on acquiring the right-of-way concurrently with the Department of Natural Resources acquiring the right-of-way for the Bear River Project since that area is so constrained by the mountains and Willard Bay. It is a long-term pipeline project that would bring water from the Bear River down to Cache and Box Elder counties, and the Wasatch Front. They have been purchasing that corridor for that pipeline and is often adjacent to the frontrunner corridor. That infrastructure is within the County and people in Tremonton would use it.

It is a good transportation access and will open up more development opportunities.

2. Update on Resolution No. 21-35 of providing a written objection, consistent with Utah Code regarding a concept plan for the King & Hancock trucking complex located at 12270 Canal Bank Road in unincorporated Box Elder County

Manager Warnke said we adopted a resolution and as part of that it was sent to the County expressing concerns about the ability of the existing Canal Bank Road, which has a portion within the City, to hold up to the truck traffic. We did a geo tech analysis and were thrilled to find the road is much more robust than we would anticipate a County road to be. It has 24 inches of a base material and six inches of asphalt. The engineer felt the existing road could support the traffic. There is an improvement we would like the developer to consider, which is flaring out the radiuses of the intersection to accommodate truck traffic.

- b. Development Review Committee Report and Comments: None.
- c. City Department Head Reports and Comments: None.
- d. Council Reports and Comments

Councilmember Archibald said the Library finished up their summer reading program for youth, and asked Director Griffiths how it went. Director Griffiths said it went well. We had to scale back a bit because of COVID and not as many participated as in years past, but it was still pretty good. Councilmember Archibald said it is a great program.

Councilmember Holmgren said I was happy to hear about the fall clean up idea. I have had a lot of folks make comments about some of the yards and this is a good way to approach this and give people an opportunity to clean up. I suggest we put together a sign showing what we do not accept, like batteries, and hang that on the dumpsters.

Councilmember Rohde said two weeks ago a lady from the Library did a presentation on mystorybridge and I think that would incorporate very well with this communication plan we are putting together. I would like to work with her more on that.

Councilmember Seamons said people have asked about the roads and secondary water construction—will they all be squared away for the winter? Director Fulgham said yes I talked to Blaine Rupp today and he has the pressure tests done and crossings on those. They will then get them paved. He has to have everything buttoned up in November for the winter.

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

The Council moved into a closed session at 8:12 p.m.

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

The Council returned to open session at 8:40 p.m.

13. Adjournment.

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

The meeting adjourned at 8:40 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 19th day of October, 2021.

Linsey Nessen, City Recorder

Follow-up items for the Council and City Staff

Manager Warnke would look into a third party who could provide a survey that would be sent to citizens to gain input for a citywide communication plan.