

**TREMONTON CITY CORPORATION
CITY COUNCIL MEETING
OCTOBER 4, 2022**

Members Present:

Connie Archibald

Wes Estep

Bret Rohde

Rick Seamons

Lyle Vance

Lyle Holmgren, Mayor

Shawn Warnke, City Manager

Marc Christensen, Assistant City Manager

Linsey Nessen, City Recorder

CITY COUNCIL WORKSHOP

Mayor Holmgren called the October 4, 2022 City Council Workshop to order at 5:03 p.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Holmgren, Councilmembers Archibald, Estep, Rohde, Seamons, and Vance, City Manager Warnke, Assistant City Manager Christensen, and City Recorder Nessen. The following Department Heads were also present: Public Works Director Paul Fulgham and Police Chief Dustin Cordova.

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

The Council moved into a closed session at 5:03 p.m.

1. 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 Estep. Vote: Councilmember Archibald - aye, Councilmember Estep - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

The Council returned to open session at 6:53 p.m.

2. Time permitting, review of the agenda items identified on 7:00 p.m. City Council Agenda

The meeting adjourned at 6:53 p.m. by consensus of the Council.

CITY COUNCIL MEETING

Mayor Holmgren called the October 4, 2022 City Council Meeting to order at 7:01 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 Holmgren, Councilmembers Archibald, Estep, Rohde, Seamons, and Vance, City Manager Warnke, Assistant City Manager Christensen, and City Recorder Nessen. The following Department Heads were also present: Fire Chief Robert LaCroix, Public Works Director Paul Fulgham, and Police Chief Dustin Cordova.

1. Opening Ceremony:

Mayor Holmgren 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 Archibald.

2. Introduction of guests: Mayor Holmgren welcomed those in attendance, including all the youth and their parents as they honor students for their accomplishments.

3. Declaration of Conflict of Interest: None.

4. Approval of Agenda:

Motion by Councilmember Archibald to approve the agenda of October 4, 2022. Motion seconded by Councilmember Estep. Vote: Councilmember Archibald - aye, Councilmember Estep - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

5. Approval of minutes – September 20, 2022

Motion by Councilmember Rohde to approve the minutes of September 20, 2022. Motion seconded by Councilmember Seamons. Vote: Councilmember Archibald - aye, Councilmember Estep - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

6. Years of Service

- a. Ashlea Wilcox, Assistant Librarian – 10 years
- b. Debby Carter, Assistant Librarian – 10 years

A bio was read on each and Mayor Holmgren thanked them for their service.

7. Presentations:

- a. Tremonton City Citizenship Award to Elementary Students

Councilmember Archibald said we as a Council have been discussing the importance of good citizenship. A lot of that has to do with what happens in the home so we thank you as parents for doing what you can to instill within your child what it means to be a good citizen. We need lots of good citizens in order for this town to grow and flourish. We want to grow in a positive direction with people who know how to be good citizens. Tonight, we are starting a tradition that on the first Tuesday of every month, we will recognize our Tremonton Schools and a student from each grade (McKinley and North Park elementaries, and the Alice C. Harris Intermediate). The schools have identified students who have demonstrated that in September. Thanks to those who are here. Mayor Holmgren then announced each of those students. They were given a certificate and took a picture together.

- b. Recognition of Tremonton City Fire & EMS Department- Brandon Thueson, Brigham City Fire Chief

Brigham City Mayor DJ Bott thanked the Council for letting them attend to present this award. We are here to show some love for Tremonton City and the fire department. We appreciate the relationship and brotherhood our two departments have. I appreciate the friendship that we have as mayors and our two city councils and how our cities work together. Brigham City Fire Chief Thueson said thanks for having us. Our two departments are similar to a family. We do not let distance separate us and we work closely together. We greatly appreciate the support your fire department has shown our community. There have been numerous times when I have had to call Chief LaCroix and say I am in desperate need of an ambulance or I need this or that and he has always been more than willing to accommodate us. We try to do the same for you. That relationship back and forth is a great thing and ultimately helps both of our communities to provide the services we need to in a demanding world. We are trying to keep up with growth and call volume. I want to say thank you. Chief LaCroix is a great chief and I appreciate his professionalism, background, and our working relationship. Even on our firefighter level and how well they work and get along with each other when we are on incidents. That is amazing to see. We want to present to you a plaque that expresses our appreciation to the Tremonton Fire Department. Chief LaCroix said Chief Thueson has been a great help for me, too. I call him regularly to get advice on things and help each other. He has been a great partner. Mayor Holmgren thanked all the department heads. We have great people working for us in the City and it is an incredible thing to watch and be a part of.

- c. Future road project in Tremonton City and possible funding sources

Manager Warnke said as part of the budgeting process, we look at roads. Several years ago we set up a fund, the Transportation Capacity Fund. The idea was to put money in there from the General Fund to pay for future road projects. Once we have identified the projects the Council wants to do, we can evaluate those costs. We are in a very inflationary environment, especially as it relates to construction.

Materials and costs have increased. Our City engineer showed me estimates from February 2021 and said at this point we can expect a 30% increase. If you identify projects you want to consider, we could have him re-evaluate those projects and tune up the numbers. Director Fulgham then walked the Council through some proposed projects. Since 2019 the City has set money aside each fiscal year for road projects and earmarked it for chip seal because of secondary water and cutting the roads. One measure to mitigate the loss of integrity in that road is to put a chip seal on it. Once a road is cut, it is never the same. The more projects we bid out, the lower the unit cost is so we can get more done for less dollars. We would put out a big chip seal project. Manager Warnke added that each time a subdivision is approved, developers pay a fee in lieu for chip seal. Director Fulgham said T Squared is slated to come this winter/spring and do a survey of our streets and rate them. We get a report on the remaining surface life. They will evaluate sidewalks and street signs, too, for a couple thousand more. Manager Warnke said I think we have \$1.8 million available in our Transportation Capacity Fund and am estimating \$650,000 from fiscal year 2022. At the end of each fiscal year the Council adopts a resolution that amends the budget. State statute allows no more than 25% of the General Fund revenue to be retained there so we allocate where to move that. About 40% of the General Fund balance is moved to capital projects. We have an obligation to keep a certain level of service in our roads. If we use the chip seal funds somewhere else that project could suffer. When asked about the timeline, Director Fulgham said we bid in January for a better price and to get on their schedule. Roads can be built as soon as it dries out and chip seal has to be done in the hotter months. Councilmember Vance asked if T Squared could come out by December so the Council can make better decisions. Director Fulgham will look into that.

Director Fulgham said 10th North is a big project (2300 West to the UDOT road shed). There are different issues to deal with, including crossing the canal, curb and gutter rebuilds, and slope issues. We have identified the slope easements we need and now have to acquire them and accommodate their driveways. The first leg of it is 2300 West to 2660 West, which would cost nearly \$800,000 to do that first part with curb, gutter, and sidewalk. Manager Warnke said we would hire an acquisition agent to talk to the property owners along there to get permission for a fill that is related to the structure of the road. Our engineer is looking at the possibilities of just repaving portions of 1000 North also. We could pulverize the surface and grade it based on the elevation of this new road, widening it and then look at what it would cost to pave it. This is an alternate measure to address some of these needs quicker and if it is really a strong option or not. Director Fulgham said this road would be beefed up to four inches thick to handle truck traffic even though we want to limit that. Manager Warnke said minor arterial roads are usually 80 feet, but this is an alternative that is a 66-foot right-of-way. The intersection at 1000 North and 2300 West is where it narrows down. This section from 2660 West to Country View Estates Drive is where we get into quite a few slope issues. That cost would be about \$2 million. Director Fulgham said the next section would go out to our City limits and the State road sheds. This flattens out

and those elevations would be easy to pulverize and repave. The middle section with the slopes is where it is tricky. We could pulverize and repave the existing width asphalt thickness from 2300 out. It would make the road smooth and drivable, but it would not make the walkability any better. It is the same 26-foot width road. The total cost for those sections is \$7.3 million.

Manager Warnke said we have an active construction site on the south end of town where we are reconstructing a portion of Rocket Road, which is a minor arterial. We are trying to widen that out to 80-feet. Some existing development to the west makes it difficult, but it opens up and runs parallel with the interstate. We are actively working to acquire right-of-way there and have met with Elwood to coordinate going east. As development occurs, we can evaluate what the impact will be on the City and require developers to pay for improvements based on their impact. We have negotiated what improvements are needed. These developers cannot improve their frontage until we are able to move the power line. Rocky Mountain Power will move those at no cost to the City. The daily traffic study shows about 6,000 trips per day. We anticipate a lot of traffic there because it is a good bypass to Main Street and has potential to carry a lot of traffic.

Manager Warnke said 1650 West Main is a corridor preservation project that was a contemplated acquisition and involved multiple property owners to acquire land for a collector road. It is next to Stotz Equipment. Our traffic plan identified the need for a corridor that would run parallel to the interstate and tie into Iowa String. It needs to be 66 feet and expand to 71 feet at the intersection to accommodate all turning movements. If a property owner came to develop this property we could not require them to build a road since they had access onto Main Street so as part of those negotiations we committed to building the road by 2025. When we acquired this property, we were given five years. The cost will be about \$990,000. A portion of this is impact fee eligible.

Director Fulgham said the lower half of Iowa String needs to be pulverized and repaved so we can bring it up to four inches since we have so much truck traffic there. This is a 66-foot right-of-way. In the future as we add curb, gutter, and sidewalk there will be no on street parking. Manager Warnke said a lot is intact, but there are some soft spots that could be patched.

Manager Warnke said there is the need for a traffic light or a roundabout at the intersection of SR-13 and SR-102, which are State roads. This is not Tremonton's obligation, but it is our residents who use this facility every day. UDOT requests cities to participate because they have a long list of projects that need to be addressed with limited funds. If we can help then it is possible to realize these improvements sooner. Residents have expressed concerns about this intersection so we asked UDOT to evaluate it and they realized it met warrants for a light or some traffic control device. Further south, the intersection at Maverik and Texaco also met warrants—that one was for safety and ours met warrants on delays and capacity. They did a study to evaluate different alternatives. As part of this study,

they looked at different criteria and the cost associated with it. The cost to construct a traffic light is \$3.4 million while a roundabout is \$5.2 million. There are no funds earmarked for this project.

8. Public comments:

Karen Stokes said the most outstanding place in Tremonton is the museum. We are an event center and we also have a theater on the second floor. There is good variety there. This year we hosted the North Box Elder County Daughters of Utah Pioneers and served lunch. We also sent out letters to all our schools for fourth graders since they study Utah history. They were invited to participate and learn about pioneer life. They used appliances and made homemade ice cream. The kids loved it. They also pulled or sat in a handcart. It was a great time. We have one problem in the museum and that is that awful tree that is right up front. Marlene Coombs was asked by Mrs. Stokes to talk about the tree. She said you have so many decisions to make and we hope this one is not too hard for you. We know that tree lined streets beautify a city, but the tree on the east side that blocks our sign is very dirty. We clean up behind that all year round. We feel this museum is really a great feature in your city. Our visitors rave about that fine institution. So many of our own people here ask where the museum is and that is a shock to us. Removing the tree would allow people to see the signage and we could get more patrons that way. We could also improve it even more if we did not have to spend so much of our time cleaning up outside and the mess that is tracked inside from the tree. We request the tree be removed. We want you to give some serious consideration to that.

Resident Mike Ransom, who lives on Tremont Street, showed the Council his water filters. I took these two out this morning and that is three weeks' worth of water coming from the culinary water pipe. I have a well so I do not use secondary. This is the culinary water I am getting from the City. In California I changed my filters twice a year, but I am doing that much more often here and they are not cheap. I think your engineers replaced the water pipe across the street. The meter to my house was old so I had that replaced. This is what comes directly to my filter. I have a UV filter and water softener and would appreciate some help in getting cleaner water. Director Fulgham will follow up.

Resident Troy Forrest said I would really encourage you to do 1000 North. Since I have moved in there are 52 new houses above us. That is a lot and that does not even include the subdivision behind Diana Doutre. I ride the road on my bike on a daily basis and it is deteriorating right before your eyes. As we go through another freeze frost cycle this winter, it is going to continue to come apart because there are cracks all over it. I can see you are constrained by money, but would love to have it prioritized, even if it is just a repave, that would make a huge difference. That is a huge recreation corridor because it is the only hill in Tremonton where people can get aerobic exercise for running or biking. Sooner or later, we will have an incident and at 40 MPH they will not survive. There are a lot of kids there. This is something we need to look at and finish. That would give us a recreation corridor with an eight-foot sidewalk that even more people will use. People want a place to walk and ride bikes. The traffic is increasing and the truck traffic is increasing, too, even though we have signs posted. Thanks for the time, I appreciate it and realize you have a tough job to try to prioritize these.

Resident Russell Scott said I have emailed back and forth with Mayor Holmgren about 1000 North. That road is horrible and it needs to be fixed. When I was coming home there was a guy riding a bike on the side of the road and as I went to go around him a semi was coming over that hill. It was that close. An accident is going to happen and we need to stop it before it does. About the number of homes being built, one of the concerns is our area—Country View Estates and off to the side of Look Out Point subdivision there are 60 homes in there with families and we only have one entrance and one exit. That is a safety issue. When we built in 2007, we were told there was a secondary access going to be built and it never happened. Please do something for that road and us up there. We are a part of Tremonton, too.

Resident Bruce Hancock said I live up on the hill, too. I have been there for almost 22 years. We need to prioritize that road. If we do not fix that we are going to be back in the same situation we were in five years ago with the drainage. The last rain storm washed a lot of rock over that road and made it miserable. If you go west at 2300 it necks down and because of all the potholes on the north side everyone skirts to the south. I encourage you to fix that. I own a trucking company and all the drivers know the short cuts because we have been doing it for years. I try hard to keep my semis off there and my guys know what it does to the roads. In the same breath, you need to realize that with my trucking company I spend \$75,000 a year registering and paying impact fees for my fleet of 16 trucks. When people complain about the big trucks, they need to realize we pay more than our fair share into taxes and roads. It is not cheap for us to operate these things. We also try to be very respectful. We built a new facility and did our due diligence to make sure we were not making more of an impact at the road where we wanted to build and it was the right move. I feel the City needs to reach into their pockets however they need to and get the road done. When I built, I was told I do not need a fire suppression system and all of a sudden three fourths of the way through I was forced into that even though I had already paid \$100,000 to bring an eight-inch line with fire hydrants along our property. I was told I had to do this and it did not matter the impact to me as a business owner or what it would do for me. I had to pull it out of my budget to make them happy, which took away the pavement I wanted to put down that would have benefited me and my drivers a lot more. That is a beef I have. I walk that road and there are a lot of people who use it for exercise. We need to do that. That is a high priority road for me. Nothing has been done in 21 years other than rearranging the gravel. It needs to be done.

Mayor Holmgren said we will follow up on this, but it is a process and we need to prioritize. We will keep you in the loop on everything. Manager Warnke said the next piece of information the Council will receive that will be helpful in the decision-making process is the engineering analysis from our City engineer. That will determine if we can pulverize and replace it and what that cost looks like. I am interested to see what the alternative is. We know the surface life of that has been surpassed and we need to do something. That is the most efficient way to fix and address the issue and continue to use that asphalt as we expand it to the full right-of-way width.

Resident Diana Dautre said I talked two weeks ago. I know the pulverizing is the

cheapest way and we are kind of like we will take anything we can get, but really, I think if we went ahead and did at least the full thing from 2300 West to 2660 West we could live with a lot of the other stuff. That road is so terrible and dangerous. That would help so much and maybe we can patch and do some other things farther out. That would be the best in my opinion. The Council agreed that is realistic. Doutre said maybe we can meet in the middle. We all understand that \$7 million is impossible, but if we can get some really solid stuff put in that first part where we are so worried and concerned that would help. Councilmember Vance said I totally agree I think that is the reasonable thing to do based on the limited budget we have.

Mayley Forrest said it is a 40 MPH road and it is so scary. I drive a school bus up that road and it narrows and you have the sun in your eyes.

Mayor Holmgren said thank you for sharing your concerns and spending time with us, that is when things really get done. Thanks for giving us direction, we appreciate it.

9. New Council Business:

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

Motion by Councilmember Estep to approve the August Financial Statements. Motion seconded by Councilmember Archibald. Vote: Councilmember Archibald - aye, Councilmember Estep - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

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

Motion by Councilmember Archibald to approve the August Warrant Register. Motion seconded by Councilmembers Estep and Rohde. Vote: Councilmember Archibald - aye, Councilmember Estep - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

- c. Discussion and consideration of adopting Resolution No. 22-52 approving a bid for the street sweeper

Director Fulgham said we got three bids. The Johnson Sweeper is the same one we have had the last two times and it would cost \$314,170. The whirlwind was \$337,090 and the Temco was \$350,435. We have had good luck with the Johnson Sweeper and that is a good fit for our guys. The chassis is on a freightliner, which is good since we have a freightliner repair shop in town. We bought our last one in 2008 for \$160,000. Our goal is to trade it out every 10 years, but we pushed and pushed and now it is time. It has lived a life. There are not a lot of miles on them since they go less than 5 MPH, but it is the wear and tear. Our suggestion is to go with the Johnson Sweeper at \$314,000. We budgeted \$225,000 and were surprised how things have gone up. If the Council approves this, we have to move money to subsidize the cost. Manager Warnke said we have the funds, but it is coming out of capital equipment and eliminates those. We do have some police vehicles that are scheduled to be replaced. That is what is in jeopardy. Director

Fulgham said the payment is not due until delivery. I have scheduled one to rent for two months for clean-up. We will see where we are at in receiving it and if we need to rent in the spring, too.

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

- d. Discussion and consideration of adopting Resolution No. 22-53 approving a cooperative agreement for consolidated dispatch services in Box Elder County

Chief LaCroix said we have been doing this for years, it is the same agreement and nothing has changed. I asked questions and was assured if a cost were to come up, a committee would determine what each city would pay and you would vote for another amendment. Given everything, we are good to sign this agreement. I will sit on that advisory committee.

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

- e. Discussion and consideration of adopting Resolution No. 22-54 approving amendments to the Tremonton City Personnel Policies and Procedures Manual including Section: XIII: Compensation Planning and Section XVI: Benefits

Manager Warnke said if you approve this resolution it would increase some of the employee awards by \$50. This is a way we can build morale through years of service or merit awards based upon them being recognized for their actions.

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

10. Calendar Items and Previous Assignment

- a. Review of calendar

The Council was reminded of the Utah League of Cities and Towns Annual Conference. They also discussed who would be attending which meetings for surrounding towns in order to discuss the Senior Center.

- b. Review of past assignment: None.

11. Reports & Comments:

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

Manager Warnke said we are finishing up developments that have been approved, but still need to put the development agreement together and finalize some of their construction plans. There is still work going on, but not a lot of new applications.

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

Councilmember Rohde thanked Mayor Holmgren. You have done a good job of communicating with the public, we have better communication going on. I have seen your newsletters and all your work. I appreciate all you are doing.

Mayor Holmgren said the Trick or Treat on Main Street is coming up and they plan to hand out candy as a City at Midland Square. They are looking for volunteers to do that. The Police Department will have all hands on deck with traffic. Mayor Holmgren also thanked Councilmember Archibald and Sara Mohrman for a successful year with the Farmers Market. They did a fantastic job.

12. ***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***

13. Adjournment.

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

The meeting adjourned at 9:16 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 _____, 2022.

Linsey Nessen, City Recorder

Follow-up items for the Council and City Staff

City Staff will continue to look into the cost of road projects and provide resources to help the Council make decisions on which projects to prioritize. They will also look into a tree that is being asked to be cut down in front of the Museum.