

**TREMONTON CITY CORPORATION
CITY COUNCIL MEETING
OCTOBER 18, 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 18, 2022 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 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 (arrived at 6:22 p.m.), Public Works Director Paul Fulgham, and Police Chief Dustin Cordova (arrived at 6:22 p.m.).

1. Discussion for the Fiscal Year 2024 Budget

Assistant City Manager Christensen said we are starting this early to make sure we are doing what the Council envisions. We want to be on the same page as far as our goals. In this current budget cycle, the Council approved a selective salary adjustment for the police and public works departments (\$400,000). There is also a 5% cost of living adjustment for all other employees. This increased our personnel costs by about \$550,000 with no additional funding sources. Obtaining grants has helped with our deficiencies. The impact of the selective salaries was about \$260,000 out of the General Fund, which is funded by taxes. Money also came from the Utility, Water, Storm Drain, and the Treatment Plant funds. Over the last four years the General Fund personnel costs have ranged from \$3 million to \$3.4 million dollars. In fiscal year 2021 we hired one additional police officer, which raised that about \$145,000. In fiscal year 2022 we had no additional employees and it raised \$25,000 based on COLA adjustments and merits. In fiscal year 2023 was the selective salary adjustments. Going forward with fiscal year 2024 we have talked with Police Chief Cordova, who could use eight new officers in the next three years. We know that may not be feasible, so we will shoot for two full-time police officers. The Fire Department has its own funding with ambulance fees to pay for more EMS. With Building Official Steve Bench's retirement in March, we are looking to recruit a building official and planner position. He is a building official/inspector, as well as a planning and zoning administrator. We put this as one additional resource not knowing what we will be able to recruit. Manager Warnke said Official Bench does the

building and zoning and facilitates and coordinates the review of applications. Where we are now a fourth-class city there are higher expectations and requirements. Creating the Moderate-Income Housing Plan is just one aspect of it. The State requires reporting on that plan annually to ensure we are making progress on implementation. We also have a Water Plan that we need to comply with. We will keep you posted as we go through the process of recruitment. Councilmember Vance said Tom Peterson is someone we ought to contact. Manager Warnke said he is well skilled and knowledgeable.

Assistant City Manager Christensen said fire employees would be funded through the fire and EMS fund. A water department employee would be funded through the water fund. We are seeing more pressure for a water employee because of secondary water. We added a whole new water system while continuing our culinary without adding any full-time employees. Director Fulgham has mentioned retiring in the next couple of years. This is where we would sure up his position with him training someone. This is the five-year plan, but it can be changed. We want to ensure all departments have sufficient staffing.

Councilmember Rohde said I love it, I think it is a great start. The sub note says other departments in the City will need additional staffing. I would like to know what that is. Assistant City Manager Christensen said the Parks Department might be one as we add additional parks. Mayor Holmgren said in fiscal year 2024 we want to have two new officers, a planning person, three EMS, and a water person. That is five slots, showing a total of \$710,000. The important thing here is only about \$300,000 will be taken from the General Fund. The \$330,000 will be taken from the fire and water funds, which is funded by fees and utility rates. Manager Warnke said as ambulance billing increases the demands on City Treasurer Sharri Oyler increases. We have considered changing a part-time employee to full-time so she can focus on that. That is not reflected in here, but over the years I have seen her accrue a lot of overtime. She needs additional help. Councilmember Rohde said we need to throw everything into this like roads and infrastructure. It would be nice to know a total package rather than just employee expenses.

Assistant City Manager Christensen said we know we need additional staffing and funding. We have tried to find efficiencies everywhere we can and know there is more out there. We have received grants and adopted the highest allowed tax for energy tax by law. We are doing well on sales tax, but that is out of our control. The economy determines that more than anything. We can look at our fees to fund the water employee. We have taken our largest vendors and looked for some systematic changes we can make to lower our expenses there. We have increased business license fees for the majority of our businesses, but there is more we can do. We have \$380,000, but that money goes straight to a project to make the community better. We have some Corridor Preservation Funds and streetlight upgrades. There are also transportation and impact fees. We are recouping a little bit by doing this. In years past we implemented a Transient Room Tax and changed health care providers. These systematic changes show we have saved money annually. We are continuing to reach out to other city councils to help with funding the Senior Center. We have saved money with safety measures through workers

compensation, but that is also up and down depending on accidents.

Assistant City Manager Christensen said another method for funding would be through property taxes. That is a revenue-based tax so we know exactly what we are getting. He provided some history on the City's property tax. Since 2012 there have been three large increases, one was because of Malt-O-Meal, the next was West Liberty Foods in 2018 and then two years ago when the City went through the Truth in Taxation process. There has been lots of talk about growth and how much we will receive based off that. We also looked at towns in the County to see how many times they have gone through Truth in Taxation and by what percentage they increased. We are on the lower end for how many times we increased and how much we have increased. Another source of revenue is sales tax, which is intended for cities to finance their capital outlay requirements and service their debts.

Councilmember Archibald asked for the police department, if it is based on continued growth. Assistant City Manager Christensen said no, seven more police officers would put us where we need to be right now (650 people per officer). Councilmember Archibald said so those are needed immediately, but you are willing to do a piece mill. Chief Cordova said we want to work with the City, but ideally we would get our staff where we need. In a perfect world I could fill those allocations. We have not been successful in finding qualified people through our active recruitment. This is a selfless job and they are not getting paid enough for what they do. I cannot lower our standards though—I would not do that to the community. We have to maintain that and be an attractive company. I have a qualified and certified candidate that is able to start if we have that allocation. I could pick them up right now. If we do not act on the market when it is available, we will lose those opportunities. This person is not chasing the money, they want a sense of community and service. We would be remised if we could not get that to happen. If we have any wiggle room, I recommend we make that happen.

Councilmember Vance said I know we do not know how much Tremonton is going to grow in the next five years, but we need to be able to say based on X amount of growth, the police department needs eight new employees and in five years they will need X. That has to be a part of this. We are just looking at what we need now and trying to spread it out over years, but in five years what position will we be in? Manager Warnke said we can do that. We have a pretty good growth projection based on historical trends. Could the Council suggest how much they would feel comfortable increasing property taxes? Councilmember Vance said the real question is, what is the need? If you can help us understand why we need to get the excess money we are not getting through normal funds then we can answer the question of how much we are willing to raise taxes. My job as a City Councilmember is to protect my constituents and ensure I am using their funds correctly. Once we know the need we can go to our constituents and say what it is for and why we are increasing that. Manager Warnke said there is a need. I felt we were beyond the why portion and on to the how. Councilmember Rohde said not the need of them, but the dollars, how much do you need? Councilmember Vance said we can see there is a need, but what is the dollar amount? We have not even talked about our streets. Councilmember Rohde said there is a lot more so let us get it all out there. That is the

figure we are after. Then we can come in and say to get to that number it will take this kind of an increase. Then all of a sudden, the picture is very clear. Manager Warnke said we will work on the capital spreadsheet. Councilmember Vance said the study that will be done by the university also needs to be put in here. Mayor Holmgren reminded the Council that there are different funding sources for these needs, it is not all based on taxes. Manager Warnke said we will do our best to bring that all to you. Councilmember Estep said this is a good start. We have faith in you to make it work.

2. Overview of the 2022 Moderate Income Housing Plan
3. Review of the agenda items identified on 7:00 p.m. City Council Agenda
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 6:52 p.m. by consensus of the Council.

CITY COUNCIL MEETING

Mayor Holmgren called the October 18, 2022 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 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 Seamons and the Pledge of Allegiance was led by Recorder Nessen.

2. Introduction of guests: Mayor Holmgren welcomed those in attendance.
3. Declaration of Conflict of Interest: None at this time.
4. Approval of Agenda:

Motion by Councilmember Archibald to approve the agenda of October 18, 2022. Motion seconded by Councilmember Seamons. Vote: Councilmember Archibald - aye, Councilmember Estep - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

5. Approval of minutes – October 4, 2022

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

6. Proclamations

- a. Domestic Violence Awareness Month – New Hope Crisis Center, Megan Talamantez

Megan Talamantez provided the Council with an update on their services and desire to declare October as Domestic Violence Awareness Month. She shared stats explaining what the agency does and then read through the proclamation, which was signed by the Mayor.

Motion by Councilmember Archibald to declare October as Domestic Violence Awareness Month. Motion seconded by Councilmember Seamons. Vote: Councilmember Archibald - aye, Councilmember Estep - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

7. Years of Service Award

- a. Kylie Sedgwick, Assistant Librarian – 5 years

Mayor Holmgren thanked her for her years of service while Councilmember Archibald read her bio.

8. Presentation

- a. Tremonton's 2022 Wellbeing Survey Report- Professor Courtney G. Flint, Department of Environment & Society, Utah State University

Professor Flint said we are thrilled to have Tremonton as a partner on this well-being project. We provide city leaders with information on well-being and local perspectives of residents to inform your planning processes and general decision making. This is a research endeavor. We are interested in understanding well-being and how it varies across communities and over time. We are focused on bridging our efforts with the Department of Health, Department of Transportation, Get Healthy Utah, and the Huntsman Cancer Institute. All these reports are online. Our surveys are online and there is no cost to partner with you. Cities do lead the recruitment and advertising because we feel you know how to reach your residents. You did a great job in your first year and got 337 responses. We ask quite a few demographic questions because we want to be transparent on who we hear from. The survey under represents some groups including Hispanic and

Latinos, those without a college degree, those who are unmarried, those who rent, those who are unemployed, those without children, those in the lowest income bracket, and those of the youngest age bracket. Also, more women took it than men.

Professor Flint said we found personal well-being to be above average compared to other cities. The average was 4.1 on a scale from 1 to 5 with 82% of people saying 4 or 5 on their overall, personal well-being. We also asked for well-being in Tremonton and that comes down a lot. That means their well-being is perhaps better than others in the community or as the community as a whole. The average was 3.33 and 44% said a 4 or 5. We also asked people to rate how their well-being is doing in specific areas and tell us how important they are. The highest rated domains were physical and mental health, living standards, safety and security, and being in connection with nature. Tremonton does not have anything in the red zone, which is excellent. That is the area that has high importance, but lower than average rating. Not all communities are in that position. A few things come close, including education and leisure time. We also ask questions about community action. We asked people to what degree do they take actions together in response to local problems or opportunities. Tremonton is in the middle of the pack compared to other Utah cities. Also, how connected to the community do you feel? We are a little bit lower there. We find a community connection to be very influential statistically related to overall personal well-being. People who have a stronger sense of belonging to a community tend to have higher levels of personal well-being. We have put resources together and added a lot of other categories, which can be found on our website. We asked about participation in recreation and nature-based activities. We can see a lot of your residents enjoy gardening, wildlife or birds watching, non-motorized recreation on public lands or waters, recreating in your parks, motorized recreation on public lands and waters, city recreation programs, watching nature related programs, and walking pets were all quite high. Participation in city related recreation programs is strongly correlated with higher personal and community well-being. We also asked about the role of landscape features in your residents' well-being, which are so important (mountains, rivers, and streams). Farm land was very high here and very much appreciated. When you get into more human dominated landscapes (commercial and manufacture, industrial and residential) we get a lot more mixed response. People are feeling the pressures of growth. We asked how you would describe the current rate of population growth and 83% of our respondent said too fast. For economic development, 56% are saying even that is too fast. We also highlighted the things that are of a moderate or major concern for your respondents. Water supply tops the list. Other concerns include roads and transportation, affordable housing, public safety, opportunities for youth, access to public lands, quality food, suicide, recreation opportunities, and air quality. When asked what they value about the city, they said they love the farm land and the ties to agriculture, the social climate and the small-town rural feel. They love how friendly people are and they feel safe in the community. They also love the peace and quiet. The additional comments on well-being were all over the place

and you can review those. We will not do surveys in 2023, but would love to partner in 2024. The Council thanked them for their time and the information.

b. Five Year Review of Tremonton City Accomplishments- Shawn Warnke, City Manager

Manager Warnke said in the past five years the City has seen a lot of growth. That dominates some of the accomplishments as we have just tried to keep up with the growth of the city. This shows roughly the amount of money we have spent in our water projects (\$8.4 million). The biggest expenses come though bonds, which are a lot of work. This is what it has yielded and these are numbers that Director Fulgham provided. Director Fulgham said we have a total of 3,903 units. We are about 1,000 connections away from having everything done. Mayor Holmgren said this is not going unnoticed, folks are recognizing the efforts we are making and appreciate what we are doing.

Manager Warnke then discussed transportation projects. In some areas we have made great strides, but we have others to work toward funding. We have \$1.1 million in transportation grants. About \$800,000 of that was received from CMAC funds. These are things we have proactively as a City sought after. We reworked Iowa String and Main Street with Corridor Preservation Funds. The City has been proactive in creating a Transportation Master Plan and trying to preserve those corridors ahead of development. About four acres was preserved on the construction side with Rocky Mountain Power as an electrical franchise agreement. We identified projects we anticipate needing to relocate their electric facilities and got them to commit and enter into that agreement. This saves a lot on construction costs as we move toward implementation. The south leg of Iowa String only had two traffic lanes and those were expanded to three with each turning movement getting its own dedicated lane and cleaning up the frontage of Maverik. Esthetically it has improved that corner, as well as the way it functions.

Manager Warnke said the RDA vacated 650 West to develop 600 West. We spent about \$245,000 in an economic development project to have Crump Reese redevelop their property and expand their dealership. A lot of sales taxes are generated from auto sales. Of the \$245,000 we will be reimbursed \$138,000 through transportation impact fees, with tax increment being an option for reimbursement. We demoed three homes to help the viability of the Tremont Center, which is our most active commercial economic development site and we also got into a second position there for reimbursement. We improved the frontage and viability of development continuing there. We also got a two-year extension for the Tremont CDA. I estimate that at \$300,000 right now. We got \$230,000 in community development grants to help further projects in the community. We have also negotiated open space and public infrastructure as development occurs. We try to get that land ahead of the cost increase that occurs when we annex property and it becomes serviceable. I estimate about \$300,000 of negotiated open space improvements that developers have contributed to the

central trail. Open space is about \$211,000 based upon using the per acreage amount of \$20,000 and \$30,000. We recently purchased property for over \$62,000 that was within the City entitled so that is why it is important to secure this open space. These numbers are pretty conservative, based on what the value of the land is now. Developers have also contributed water shares (26.2 shares, which cost \$5,000 per share). We also negotiated with developers that they contribute to our parks. This is a cash contribution, not impact fees. We plan to have \$632,000 that the City will receive in the future as these developments occur. They will pay this amount at recordation. Those are tied to inflation so it will continue to increase depending on when they develop. We also purchased open space. About \$800,000 was needed for storm drain and open space in that quadrant of the City (7.5 acres of park and 5.7 acres of storm drainage). In total grants and developer contributions through this five-year period we have captured about \$2.5 million and acquired 28.3 acres of open space.

Manager Warnke said we also united the Tremonton and Garland police departments. I pegged Garland's contribution at about \$400,000 based upon four officers at \$100,000. As long as we can work together and meet both our needs, it is a real enhancement. We also created a full-time fire and EMS department. Our calls will continue to grow. We have been able to recruit some great public safety leaders for the City. This is a great opportunity to put the expertise that Chief Cordova and Chief LaCroix have into practice and really build up our public safety. We also have some great department heads who have been with the City for more than the five year period. There are a lot of things to be pleased about.

9. Public comments:

Resident Julie Beagley said at the intersection of 600 North and 300 East, by the stake center, we are wondering if there is any possibility of having a crosswalk. We cannot get out of Holmgren Estates and across that highway for our kids to walk to school. It has been an issue since we moved here almost five years ago, but it has been manageable until now. Even my high schooler is not comfortable getting her little sister across that road. As traffic has increased, it is really becoming a scary safety hazard. In the mornings when they go to school you have cars coming from every direction and it is really scary. We are hoping no one hits them. The cars are going so fast it is not even a situation where people can make eye contact to make sure the driver sees them. There is really no opportunity to do that because the road is just so wide. I know it is tricky with it being a State road and I am not sure if it is something to ask them for. Even on Sundays there are a lot of families coming from the other direction to the stake center and it is the same thing. They are hauling a lot of kids across the road and you hope they do not get ran over because people just drive so fast down that road. We would appreciate if there is anything you can do. Director Fulgham said we would have to put a request in to do that crosswalk light. We do not have the rights to do stripes, a sign, or anything without their blessing. Manager Warnke said they could do a study and observe how many people cross to see if it meets certain criteria and then they would apply some kind of improvements.

10. New Council Business:

- a. Discussion and consideration of adopting Resolution No. 22-55 appointing Shawn Warnke as City Manager and approving the terms and conditions of a city manager agreement between Tremonton City and Shawn Warnke

Manager Warnke said my contract and appointment will end in the spring. This is the opportunity for the Council to consider if you would like to reappointment me to fill that position for another five years. The contract has remained the same with one exception that I requested and that is to allow me to apply my car allowance to my base salary. That helps my retirement because allowances are not included in the URS calculation. You would pay an extra contribution of \$1,100 annually. City Attorney Dustin Ericson has reviewed the contract and did not see any concern from his perspective. Councilmember Estep said I have heard from numerous people that they feel our City Manager should live in town. That way they would have more ownership toward the City. I think an exception was given, but if we make the two chiefs live in town than maybe this one should, too. I want to hear why you do not have to do that? Manager Warnke said it was an exception they granted and as I looked at different housing, I chose a house that suited my family's needs. I am there now. Councilmember Estep said you can see what people think that if the City Manager does not want to live here then why is he the City Manager. Manager Warnke said I can understand that and think there are valid points for me to live in the city and to live outside. People have questioned me about it, too. I am not trying to justify it that is just what happened and is where I am at. I know it is a concern. Councilmember Rohde said in the ordinance it needs to be changed back to being that the manager needs to live in the town on future appointments. I feel strongly they need to live within the boundaries and take on some of the liability if they are making decisions and requesting increased taxes.

Motion by Councilmember Seamons 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 7:54 p.m.

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 Estep to return to open 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 returned to open session at 8:02 p.m.

Both chiefs requested a brief statement on this matter. Fire Chief LaCroix said thanks for letting me speak on behalf of Manager Warnke. I have worked for a lot of bosses over my 30 years and by far, Manager Warnke is the best boss I have ever worked for. I want you guys to know that. I respect him. His office is always open and he listens to our needs. I think he is a huge asset for the City. I want him to know how much I appreciate him and working for him. He has great character and integrity, everything I want in a boss. He is a big reason why I came to Tremonton. When Chief Cordova was thinking about coming here, he asked me what I thought about the City and I said it was awesome. One of the big things I said is working for Manager Warnke is incredible. I want you guys to know how much he means to me and the fire department.

Chief Cordova said I talked to Chief LaCroix and wanted to know what I was getting myself into. Something I have learned in my career is the two most important things for you to be happy at work is who you work with and who you work for. Chief LaCroix really went to bat for Manager Warnke. I have not been here as long as him, but I will say Manager Warnke has been great to work with. He always has our back and is an advocate. We do not always agree, but that is because he is putting the City first. I see the decisions you make and there is a lot of weight here. I am trying to do what is best for the community and to keep everyone safe, but there is a lot of moving parts to running a City. I do not envy you for that. Manager Warnke has been great. He is very supportive and definitely what Chief LaCroix built him up to be. I am very happy with him. That was a big contributing factor. As I have got to know each one of you, I am buying into the City, but when I first got this job it was all about Manager Warnke and the impression he had on me. I think we should absolutely keep him.

Councilmember Estep said I have to declare a conflict of interest on this vote as an employee and will abstain from the vote.

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

- b. Discussion and consideration of adopting Resolution No. 22-56 ratifying the BR Mountain Road Subdivision development agreement

Manager Warnke said this formalizes our purchase of 13 acres. We did a real estate purchase agreement, but the issue is Chris Sorensen owned that property and sold it to Jay Stocking. In between the time I drafted that and your approval, there was a parcel number that changed with that transaction so a lot of the language was confusing. The numbers did not line up. Everything that needed to survive in that real estate purchase agreement was put into this development agreement and has to do with the obligations to construct the road and that timing. The subdivision was created, which created a lot that we purchased and dedicated the right-of-way. This development agreement got recorded with that subdivision in the recorder's office so everyone would see the obligations that will apply for the successor interest in the property.

Motion by Councilmember Vance to adopt the resolution. Motion seconded by Councilmember Estep. Roll Call 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. 22-57 declaring certain found unclaimed personal property as surplus and authorizing the disposal of the property

Chief Cordova said we have quite a substantial list of property we have acquired over the years. A lot of it is evidence we need to get rid of as well as found property. We have talked to the attorney, who said we are good to donate, auction, or sell these items. Some have been involved in cases that have been completed. Brigham City recently sold a bunch and were able to generate funds. We would do that through a wholesaler. We have limited storage so this would help.

Motion by Councilmember Archibald to adopt the resolution. Motion seconded by Councilmember Seamons. 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. 22-58 authorizing the Police Department to purchase a 2023 1500 Silverado 4WD Pick-up Truck.

Chief Cordova said we are due to cycle our fleet and there is one purchase scheduled this year. We are also looking at purchases for next year. We want to save money as we look to the future with the other challenges the police department is facing. I think we can do that next year, but it depends on the fleet. The truck this will be replacing has been in the shop multiple times and is getting to the point where we are losing money on it. I would say we need to replace this one, but we could reevaluate those four for next year if we are trying to find ways to help with funding.

Motion by Councilmember Estep 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.

- e. Discussion and consideration of adopting Resolution No.22-59 approving the purchase of copy machines and service agreements from Imaging Concepts for the Police Department and Recreation Department and approving the purchase of copy machines and service agreements from Les Olson Company for the Library and the Civic Center

Assistant City Manager Christensen said the library, civic center, recreation, and police departments all have Sharp copiers. The police department's copy machine has seen better days and they need a new one since they do a lot of electronic stuff. Les Olsen has been good to repair it as soon as we call, but it keeps

breaking. We know what we are getting with Les Olsen and the Sharp. The library and civic center do a lot more copies. A local company, Imaging Concepts, owned by Paul Fowler has requested to be considered. His two bids came in lower, as well as the one for the library. The one for the Civic Center was within a couple hundred dollars. Our recommendation is that for those two that are very heavily used, we stick with what we know and then try out the Cannon machines with Imaging Concepts for the two smaller ones.

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

11. Calendar Items and Previous Assignment

a. Review of calendar

Assistant City Manager Christensen said we have visited two councils—Elwood and Bear River City and feel it went well. Mayor Holmgren said they are both very supportive of the Senior Center. This first year Elwood might just do what they can and Bear River City is already paying their contribution. Jenny Christensen, Senior Center Director, and I went and thanked them for their support. We will visit with Box Elder County tomorrow, who will do the full amount so we will thank them as well.

Social Media Manager Sara Mohrman addressed the Holiday Extravaganza. It is early, but we are excited. Parks and Recreation Director Zach LeFevre and I are working on this and we are partnering with the library to combine our resources. Santa Claus will be at Midland Square and we will do an ugly sweater contest. We would like to invite the Council to be our judges. We have a lot of partners who want to help bring this to the community. We are starting a Shop Local campaign that we want to do all year. That will start in November and we will be launching it with a Christmas passport—a 12 days of Christmas. Businesses will participate and donate prizes. We will do Facebook ads to promote it. This will start the Monday before Thanksgiving so it is ready for Black Friday and Small Business Saturday. Councilmember Archibald said thank you for doing all you have on Facebook. Things are being posted often and these types of communications is what we are after.

b. Review of past assignment: None.

12. Reports & Comments:

a. City Manager Reports and Comments

1. Updates on subdivisions with septic tanks adjacent to Tremonton City's incorporated boundaries

Manager Warnke said several months ago the City met with the health department and County commissioners. The health department determined they would consider adopting an ordinance that regulated septic tanks in

and around the City's limits. We attended a board meeting and had an opportunity to present. They were receptive to the issue and advocated that they needed to make a change. There was consensus that they wanted to adopt the ordinance. I have started to draft something. The health department is the permitting agency for septic tanks whether in or outside the city limits. The County would alert us before development occurs within a city declared annexation boundary. The County's ordinance would require the developer to come and talk to the City about services to see if we can get them to annex. As those ordinances continue through the process and become more public documents, I will share them with you. They have been so responsive, understanding and supportive. If the health department takes action, that will address the issue, but it is an ongoing conversation.

Manager Warnke said our Affordable Housing Plan is coming to a conclusion as far as the planning process. We have scheduled the October 25 Planning Commission meeting for them to review and hold a public hearing. There they would make a recommendation to the Council for adoption, which I hope to have on the November 1, City Council agenda. The deadline is October with a 90-day grace period. We will go through it more at that time.

Councilmember Vance said congratulations. That is big news for our area with septic tanks. We need to be in communication with each other. There has been no communication and that is why problems are starting to pop up. I am concerned about us being able to react fast enough with developers versus the County saying just go ahead and put the septic tanks in. It takes us a while and we have to fix that internally. Manager Warnke said I agree this is a good step and we hope it is an evolution we can continue to raise the standards of communication and outcomes.

- b. Development Review Committee Report and Comments
 - 1. Updates on land use applications

Manager Warnke said there is a lot going on with development. A big development is being contemplated, which I cannot share since it is not public information. I do not see a slowdown. We are wrapping up Bear River Meadows and getting their development in final form to be recorded. They are close and working with the canal company. They are north of Aspen Ridge as a multi-family project. There is a development contemplated adjacent to Visionary Homes going east, but there is a road issue that needs to be resolved. There is a gap in ownership, but they are actively trying to make progress. They want a combination of housing so we could negotiate multi-family housing if they provide additional resources to improve our parks. It is zoned R1-10. That along with Harvest Acres. Sierra Homes is doing a single-family product on one side and

multi-family on the other. The multi-family is on the agenda for final approval. Come spring, the idea is we would move the power poles to their correct alignment. Jay Stocking is looking at working on the Standard's property that we recently rezoned. There could be an application coming soon. I have reached out to Rivers Edge and they are working on internal things.

c. City Department Head Reports and Comments

1. Updates on Tremonton City Road Projects

Director Fulgham said Garland has not put in the plug. I have tried to put pressure on them. They have been running their facility since April so it is time to have that in. I provided the update on road projects that have been sent through emails. I reached out to Randy and we could not get moved up on their schedule. They did do a survey of the first section of road from 2300 West to 3000 West and they rated the surface life with recommendations. We are doing design work with City Engineer Chris Breinholt and are hoping to have some hard numbers in a month and ready to bid the first of January if that is the direction the Council wants to go. That road has a great base, but the surface life and safety are factors at 2300 West to 2660 West. It needs to be done.

Director Fulgham said the next update is on the secondary system. Holmgren Estates has all the hook ups. That will be done this Friday and then they will do the pressure tests. They will then patch and pave it. There is a small piece by the south stake center.

Chief Cordova said if we were to get the allocation for an officer, we would have a vehicle. My intention would be to place someone in the proactive unit we are a part of, which is narcotics. That would afford us a free vehicle from that unit. It is unmarked and there are a lot of benefits to that. That would really help our department. This has been a challenging week for our department overall. In addition to the public stuff there is a lot going on behind the scenes. I want to take a minute to recognize our officers. A lot of them really care about the City so much to the point they listen to these meetings and take ownership of your support. I already have positive feedback from them just from tonight. Thank you for your continued support. We will continue to work hard for you. You have big decisions ahead and if you need any information from me, I am a resource. My goal is to help you see the things we are up against.

Councilmember Rohde asked if there is room in the budget to bring another officer in. Manager Warnke said we can look, but we have a couple challenges. First, we are early in the budget process and second, we have committed through COLA and merits a significant amount of money. The economy is sort of changing so those are things to watch. If it were a

shorter fiscal year we could consider other revenue sources, but right now the General Fund is kind of locked into the revenue we have. We sort of have to ride it out. There is one time revenue you could appropriate, but the concern you have with personnel is these are ongoing obligations. It is best to match those with ongoing revenue. We need to be careful. I will meet with Finance Director Curtis Roberts to see how we can make that happen. Chief Cordova said the need is there, Manager Warnke is looking out for the financial well-being of the City and I am looking out for public safety. We are behind on that and we cannot get people. I have a veteran officer with experience and we have an opportunity to make a move on that now. We might not have the option later on. In addition to that we have the narcotic task force that we need to contribute to. They have done a lot of good for our community and if we contribute, we have a bigger voice and influence on that as well. This is a tough situation. Councilmember Rohde said we are going to have to do something and I am open to coming up with one-time funds to get something going with the thought we will have to do something to continue this. Councilmember Vance said we know we have to figure out how to bring two people on for next year so it seems we should do it. Manager Warnke said during the next council meeting we will talk through the options. We know we need this, it is just the how. Chief Cordova said my advice to you is to make a move on this while we can. We will beef up our recruitment, but most are a year out before they are even an asset. I will not lower the standards of our officers. Manager Warnke said we would have to amend the budget and hold a public hearing and determine revenue sources to fund the expense. I would like to talk to the chief and factor what it takes to stay competitive in wages and recruitment. We did our best last year to step up. We need to have this information prepared to help you make that decision. Councilmember Archibald said we have to communicate with our citizens and let them know what is going on. We should come up with a 30 second highlight on our public works, fire, and police departments. We have a lot to be grateful for and that would help people realize that and to buy in.

d. Council Reports and Comments

Councilmember Archibald said I went to the library and they have magnets that state their hours. I was impressed with everything with them. We are uptown as far as technology and the place was full of youth. I have asked Sara Mohrman to do a shout out on our library and all the neat things going on there. There is a self-check-out that was cool. Our library rocks.

Mayor Holmgren said I am deeply appreciative of all our employees and all the supporting people who make this City run. It is an amazing thing. If our public works people ever did not come to work there would not be very many days before the City would fold. That goes for all the departments. I am just thoroughly impressed. Also, with this Council, you guys are the best and I appreciate you so much. We have a lot of different viewpoints and expertise and that is important and appreciated.

13. **CLOSED SESSIONS: (see discussion held above during New Council Business)**
- e. 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**
 - f. Strategy session to discuss the character, professional competence or physical or mental health of an individual; and/or**
 - g. Strategy sessions to discuss pending or reasonably imminent litigation; and/or**
 - h. Discussions regarding security personnel, devices or systems**
14. Adjournment.

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

The meeting adjourned at 9:10 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 look into ways to finance and hire another qualified police officer that could be picked up immediately, as well as other personnel to help fill needs within the City. Those plans will be discussed in greater detail at the next meeting and will include necessary roads and infrastructure updates.

Director Fulgham will put in a request for a possible crosswalk light at 600 North 300 East. He will see what the options are.