

City of Washington Terrace

Minutes of a Regular City Council meeting

Held on February 3, 2015

City Hall, 5249 South 400 East, Washington Terrace City,

County of Weber, State of

MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT

Mayor Mark C. Allen

Council Member Mary Johnston

Council Member Blair Brown

Council Member Robert Jensen

Council Member Scott Monsen

Council Member Val Shupe

City Recorder Amy Rodriguez

Public Works Director Steve Harris

Finance Director Shari' Garrett

City Manager Tom Hanson

Lt. Jason Talbot, Weber County Sheriff's Office

OTHERS PRESENT

Charles and Reba Allen, Dell Kraaima, Ulis Gardiner, Gary Klema

1. ROLL CALL

6:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. WELCOME

4. CONSENT ITEMS

4.1 APPROVAL OF AGENDA

4.2 APPROVAL OF JANUARY 20, 2015, MEETING MINUTES

Items 4.1 and 4.2 approved by general consent.

5. SPECIAL ORDER

Special orders will proceed as follows: Chair introduction of item, staff/applicant presentation, questions By Council, Chair opens public hearing, citizen input; Chair closes public hearing, then Council final Discussion.

5.1 PUBLIC HEARING: A PUBLIC HEARING TO HEAR COMMENT ON AMENDING THE FISCAL YEAR 2015 BUDGET

Hanson stated that Council has given direction for staff to look for opportunities for a new ladder truck.

Hanson stated that there is an opportunity to purchase a fire truck from West Valley City. Hanson stated that the budget adjustment addresses the purchase of the ladder truck for up to \$300,000.

Garrett addressed the budget adjustment of the proposed funding of the fire truck. The amendment also budgets for authorization for outside financing to make the purchase. Garrett also highlighted a few other budget items including business licensing, completing a road seal at Rohmer Park, and adjusting for

49 an increase in the Weber Basin Water Well contract. Garrett stated that the Adams Avenue Tank project
50 rollover is addressed in the new adjustments. Hanson stated that the ladder truck is on reserve for us
51 pending on tonight's approval. Hanson stated that the price is a set price for government agencies and
52 does not have to go through a sealed bid.

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54 **Mayor Allen opened the public hearing at 6:10 p.m.**

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56 Resident Ulis Gardiner- 4806 S 450 W- inquired as to what will happen to the old fire truck.
57 Hanson stated this portion is for budget adjustments and he will address the ladder truck specifics
58 in item 8.2. He did note that the old fire truck will be put up for sale.

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60 There were no other citizen comments.

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62 **Mayor Allen closed the public hearing at 6:14 p.m.**

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64 **6. CITIZEN COMMENTS**

65 There were no citizen comments.

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67 **7. COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN**
68 **COMMENTS**

69 Due to lack of citizen comment in item 6, item 7 is unnecessary.

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71 **8. NEW BUSINESS**

72 **8.1 MOTION/RESOLUTION 15-03: A RESOLUTION AMENDING THE**
73 **FISCAL YEAR 2015 BUDGET**

74 Council Member Monsen asked if item 8.2 should be discussed first before the budget adjustment.
75 Hanson stated that the source of the funding must be adjusted before talking about the financing option
76 for the truck.

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Motion by Council Member Johnston
Seconded by Council Member Monsen
To approve resolution 15-03 to
Amend the Fiscal Year 2015 Budget
Approved unanimously (5-0)
Roll Call Vote

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84 **8.2 MOTION/RESOLUTION 15-04: TO APPROVE ENTERING INTO A LEASE**
85 **PURCHASE AGREEMENT WITH ZIONS FIRST NATIONAL BANK IN AN**
86 **AMOUNT NOT TO EXCEED \$300,000**

87 Hanson stated that the 2002 Pierce Aerial apparatus base price is \$220,000, plus minor added cost
88 for stickering.

89 Hanson stated that the \$300,000 amount was set so that if the truck had not been available funding,
90 the City would have money to look for other opportunities.

91 Hanson stated that taxes will not be needed to be raised for the funding of this ladder truck.

92 He stated that funding will be accomplished through the Fire Capital Improvement Funds
93 (\$53,104.00), the General Fund (\$10,483), and the discount that the City received from refinancing
94 the loan last year (\$63,587).

95 Hanson stated it will be a 5- year loan at 2.14 percent interest. Hanson stated that legal has
96 reviewed the documents and has made a change to the original Resolution concerning the default

97 provision on the loan document. Legal is working with Zions to have the intent of the City on the
98 default provision.
99 Mayor Allen stated that the City is getting a good piece of equipment and will be partly paid for
100 from the savings from the refinancing of previous loans. Hanson agreed that this is a rare
101 opportunity to make this work without impacting the rest of the budget. Mayor Allen stated that
102 the truck is big enough for our needs. He thanked Council Member Shupe for bringing this item to
103 Council attention and staying on the issue. Hanson stated that West Valley City will set up the
104 equipment, radios, and headsets. Hanson stated that he measured the truck and it does fit in the
105 bay.
106 Council Member Monsen stated that he agrees for the need of the truck. Hanson stated that the
107 City is borrowing \$300,000 and any funds left over will be put back into paying off the loan.
108 Council Member Monsen wanted clarification as to how much the loan balance will be. Garrett
109 clarified that if we purchase the vehicle tomorrow, we will only go out for the amount of the truck.
110 She stated that if the truck is not available for purchase, the City will borrow the \$300,000 that was
111 applied for so that we can seek out another unit. Garrett stated that the rest of the funds will lower
112 the amortization. Garret stated that there are some cash flow challenges in the future and this
113 was the best option available. Council Member Monsen stated that he does not want to borrow the
114 large amount and have it used elsewhere. He stated that he would like to use the \$68,000 as a down
115 payment.
116 Council Member Shupe stated that Washington Terrace Fire Department had struggled before
117 Chief Bush and Bush has really turned the department around. He stated that our people will need
118 to be well trained to use this equipment. Council Member Shupe stated that it will take some
119 money to maintain the equipment. He stated that Bush will need to be aware of what is needed on
120 the truck and that Council needs to be prepared as to what comes along with this new equipment.
121 Council Member Shupe stated that this is a good move and the equipment is essential with the
122 higher buildings coming into the City. Garrett stated that maintenance cost will be looked at in the
123 five year budget preparations.
124 Council Member Brown stated that this type of equipment loses value but it's the cost for saving a
125 life or public safety. He inquired as to if there is a way to recoup the money through permitting
126 buildings that are causing us to have this type of expensive equipment. Hanson stated that we are
127 restricted by state law to charge extra impact fees this equipment. Council Member Shupe noted
128 that this is the new wave of firefighting.
129 Council Member Shupe agreed that depreciation cost is bad but noted that the benefit is that
130 fire apparatus last a long time and can remain functional.
131 Mayor Allen stated that while it is hard to spend that amount of money, this is something that is
132 needed and appears to be a phenomenal deal. He stated that the department takes good care of
133 their equipment. Hanson stated that we are only going to borrow the amount that is needed on the
134 truck and minimal equipment costs. Council Member Monsen clarified that Council is authorizing
135 up to \$300,000 but we are only borrowing what we need to purchase the truck.

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137 **Motion by Council Member Shupe**
138 **Seconded by Council Member Johnston**
139 **To approve Resolution 15-04 approving**
140 **Entering into a lease agreement with Zions First National**
141 **Bank in an amount not to exceed \$300,000**
142 **Approved unanimously (5-0)**
143 **Roll Call Vote**
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Mayor Allen noted that the City receive the Government Finance Officers Association award this year , making it 9 years in a row. Mayor Allen stated that only two other cities have received this award and he wanted to recognize Garrett for her efforts on this award. Hanson stated that Garrett does an amazing job getting the budget together and packaging the document.

8.3 DISCUSSION/MOTION: APPROVAL OF CITY COUNCIL DONATION TO BONNEVILLE

Hanson stated that the PTSA will be helping with the Easter Egg Hunt and will bring in a formal written request for the donation. Mayor Allen stated that the donation is budgeted for \$500.00.

**Motion by Council Member Jensen
Seconded by Council Member Monsen
To approve the City Council donation to
Bonneville High School
Approved unanimously (5-0)**

8.4 MOTION/ORDINANCE 15-01: APPROVAL OF ORDINANCE 15-01 “COMMERCIAL SITE DEVELOPMENT AMENDED” RELATING TO SITE DEVELOPMENT STANDARDS IN THE COMMERCIAL ZONE

Hanson stated that The Wasatch Realtor’s Association had requested site approval for a 2.5 story building, which prompted staff to revisit the current ordinance and concluded that a three story building is more functional for the City. Hanson stated that a 3 story building is more marketable. Staff reviewed the building plan to allow for 45 feet height. Hanson stated that the Planning Commission discussed the item and gave a favorable recommendation. Hanson also noted that there is an addition of language to allow the hospital to build upwards if they chose. Hanson stated that the Hospital will need to go through city approval if they want to add additional floors. Hanson stated that the hospital will be able to go up to 6 floors in the hospital zone.

**Motion by Council Member Monsen
Seconded by Council Member Shupe
To approve Ordinance 15-01 Amending
“Commercial Site Development” Relating to
Site development standards in the commercial zone
Approved unanimously (5-0)
Roll Call Vote**

8.5 MOTION: APPROVAL OF FRANCHISE AGREEMENT WITH SYRINGA NETWORKS, LLC.

Hanson stated that Syringa Networks is a telecommunications provider out of Idaho and they have an obligation to be on our franchise taxes. When the company sells telecommunication services, the City will receive franchise tax. Hanson stated that the agreement protects the City and there are no indications of any outstanding problems with the company. He stated that there are insurance requirements in the agreement and company will indemnify the City.

Motion by Council Member Johnston

193 **Seconded by Council Member to Jensen**
194 **Approve the franchise agreement with Syringa**
195 **Networks, LLC**
196 **Approved unanimously (5-0)**
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199 **9. COUNCIL COMMUNICATION WITH STAFF**

200 * Council Member Johnston stated that she has been contacted by residents that the sidewalk by
201 America First Credit Union is never cleared of snow or weeds and it is dangerous for those who walk by
202 the area. Hanson stated that property owners have an obligation to keep their property clear. He stated
203 that it is a code enforcement issue.

204 * Council Member Brown stated that two bikes were stolen and a police report has been filed.

205 * Council Member Monsen stated that the City is not immune to violence and would like to have
206 it worked out within our current structure to have deputy at Council meetings. Hanson stated that he
207 believes that could be arranged.

208 * Council Member Shupe asked Harris about increasing water pressure on 5600/5700 South.
209 Harris stated that the City is going to switch the upper pressure zone and get some of the feed from South
210 Ogden to receive higher pressure. Harris stated that Public Works is working on the problem. Council
211 Member Shupe noted there was a shooting at a Minnesota council meeting where the shooter was killed
212 by law enforcement and noted the timing was interesting considering the training the Council recently
213 received.

214 *Mayor Allen stated that Stonehenge Assisted Living is having a ribbon cutting and open house
215 this Thursday.

216 Mayor Allen handed out information from the Wasatch Front Regional Council concerning air quality
217 and stated that many associations are encouraging legislation on air quality. Mayor Allen noted that air
218 quality has improved over the years. He stated that Hanson will be putting some links concerning air
219 quality in upcoming newsletters.

220 Mayor Allen also spoke about Transportation funding for maintaining current roads and noted that
221 Hanson will be educating residents through the newsletter on why transportation funding is necessary.
222 Mayor Allen also showed a chart illustrating class "C" road funding to help maintain the roads. He noted
223 that the City is at 1998 levels in terms of funding. It is estimated that the City would need \$750,000 a
224 year to maintain and fix our roads.

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226 **10. ADMINISTRATION REPORTS**

227 - Hanson recapped proposed legislative policy. He stated that he and the Mayor met with Representative
228 Dixon Pitcher concerning several bills, including a bill that may change the way changing the form of
229 government is accomplished. Other bills of concern included restrictions on business licensing, noting
230 that the bill has been tabled at this time. Hanson expressed his appreciation to Rep. Pitcher for taking the
231 time to meet and discuss concerns regarding proposed legislation.

232 Hanson also highlighted a few other bills that he is watching that concern water bills, body cams for law
233 enforcement, and the distracted driving bill. Mayor Allen stated that there are 1000 proposed bills this
234 session and it is expected that 300 will be voted on.

235 -Hanson stated that next Council meeting will have a work session at 5:00 p.m. to have a demonstration
236 with the new fire truck.

237 -Hanson stated that the falcon allowance issue may be brought back before Council, stating that the
238 challenge with allowing falcons is the feeders because of livestock. Hanson stated that keeping pigeons
239 and other livestock is also in violation of code.

240 - Hanson stated that the resident requesting a service animal goat has received a letter from her doctor

241 and has appeared in court with her lawyer. Hanson stated that the Judge still has noise, nuisance, health,
242 and safety questions. Council Member Brown stated that he has learned that the service animals are
243 protected, but the animal behavior is not.

244 - Hanson stated that ULCT conference is coming up in April and asked if anyone does not anticipate
245 going to the training. As of this time, full council will be attending the conference.

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247 **11. UPCOMING EVENTS**

248 February 16th: President's Day- City Offices Closed

249 February 17th : City Council Meeting 6:00 p.m.

250 February 26th: Planning Commission Meeting 6:00 p.m.

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252 **12. ADJOURN THE MEETING: MAYOR ALLEN**

253 Mayor Allen adjourned the meeting at 7:27 p.m.

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255 **13. RDA MEETING(Immediately following the regular Council meeting)**

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Date Approved

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City Recorder