



## Regular City Council Meeting

Tuesday, September 1, 2015

City Hall Council Chambers

5249 South 400 East, Washington Terrace City

801-393-8681

[www.washingtonterracecity.com](http://www.washingtonterracecity.com)

1. **ROLL CALL** 6:00 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **WELCOME**

4. **CONSENT ITEMS**

### 4.1 APPROVAL OF AGENDA

Any point of order or issue regarding items on the Agenda or the order of the agenda need to be addressed here prior to the approval of the agenda.

### 4.2 APPROVAL OF AUGUST 18 2015, MEETING MINUTES

5. **CITIZEN COMMENTS**

This is an opportunity to address the Council regarding your concerns or ideas that are not on the agenda as part of a public hearing. Please limit your comments to no more than 3 minutes.

6. **COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN COMMENTS**

Council and staff will consider and address concerns and take appropriate measures to follow up on any comments made in the citizen comments item on the agenda.

7. **NEW BUSINESS**

### 7.1 DISCUSSION/DIRECTION: LAND USE DISCUSSION FOR INFILL DEVELOPMENT PLANNING

Council discussion on infill and vacant lot land use. Direction will be given to staff as to how the Council would like to proceed on the issue.

8. **COUNCIL COMMUNICATION WITH STAFF**

This is a discussion item only. No final action will be taken.

For more information on these agenda items, please visit our website at [www.washingtonterracecity.org](http://www.washingtonterracecity.org)

---

In compliance with the Americans with Disabilities Act, persons who have need of special accommodation should contact the City Recorder at 801-395-8283.

#### CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in three public places within the City of Washington Terrace City limits and sent to the *Standard Examiner* at least 24 hours prior to the meeting. Amy Rodriguez, City Recorder.

**9. ADMINISTRATION REPORTS**

This is an opportunity for staff to address the Council pertaining to administrative items.

**10. UPCOMING EVENTS**

September 7<sup>th</sup>: City Offices closed for Labor Day

September 15<sup>th</sup>: City Council Meeting 6:00 p.m.

September 16-18<sup>th</sup>: ULCT Conference

September 22<sup>nd</sup> : Emergency Preparedness Fair

September 24<sup>th</sup>: Planning Commission (Tentative)

**11. ADJOURN THE MEETING: MAYOR ALLEN**

**For more information on these agenda items, please visit our website at [www.washingtonterracecity.org](http://www.washingtonterracecity.org)**

---

In compliance with the Americans with Disabilities Act, persons who have need of special accommodation should contact the City Recorder at 801-395-8283.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in three public places within the City of Washington Terrace City limits and sent to the *Standard Examiner* at least 24 hours prior to the meeting. Amy Rodriguez, City Recorder.

# City of Washington Terrace

---

Minutes of a Regular City Council meeting  
Held on August 18, 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 Shupe  
City Manager Tom Hanson  
Acting City Recorder Shari' Garrett

## **Others Present**

Charles and Reba Allen, Robert Warlaumont, Jenna Warlaumont, Scott, Barker, Esther Marz, Maryann Piles, Marilyn Jorgenson, Brad Patterson, Baird Jacobs, Bonnie, Jacobs, Amy Miller

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 AUGUST 4, 2015, MEETING MINUTES

Items 4.1 and 4.2 approved by general consent.

5. **SPECIAL ORDER**

5.1 PUBLIC HEARING: TO HEAR PUBLIC COMMENT ON THE PROPOSED  
SOUTHEAST URBAN RENEWAL AREA PROJECT PLAN EXTENSION

Hanson stated that property taxes will not change for the residents. He stated that the City is requesting that taxing entities give their portion of the property taxes from the residents within the RDA area to the City to further economic growth. He stated that the City is requesting to extend the RDA for ten years or less, with a cap of 5.8 Million. Mayor Allen stated that the City would receive 10 percent more into the General Funds if the RDA is extended. Mayor Allen stated that one of the taxing entities was skeptical about investing in the City, but the talks are continuing. He stated that taxes will not increase, only the way the taxes are distributed.

Mayor Allen opened the public hearing at 6:30 p.m.

South Point resident Marilyn Jorgensen stated that her concern is that the residents of South  
CC Minutes 08-18-15

Point condominiums will be forgotten because they are located behind a lot of businesses already.

Ridgmont Condominium resident Nancy Goodhue- 125 E 4700 S questioned why some of the Ridgmont residents were included in the RDA area, while others were not. Hanson stated that when the tax base grows, the money will be brought into the City from the commercial building. He stated that the City is trying to grow the economic development in the City to be able to use part of their taxes to support other activities in the City rather than increase taxes for residents. Goodhue questioned if the toll road will be opened up. Hanson stated that the toll road is privately owned so he does not know if it will be opened. He also stated that the City is not looking to have a downtown business district as Riverdale does, and noted the area will not change much. Hanson stated that he anticipates that the area along Adams Ave. will be used for business offices. Hanson stated that the RDA map area was established when the RDA was created. Hanson noted that the limit for high rises is three stories. Goodhue stated that she would like the City to remain a bedroom community. She questioned if the City wants more traffic and if the taxes from the School district be raised later on. Hanson stated that the intent is to build out the vacant properties that are already zoned as commercial. Goodhue stated that if it does not pass, the population and traffic will be kept lower.

Resident Bob Warlaumont- 5537 South 175 East – asked if the Stephens family has contacted the City asking for the City to develop the area. He also wanted to know what happens if the extension does not pass. Hanson stated that if the extension does not pass, the projects will not get done. Hanson stated that the Stephens family has not contacted him; however, a small parcel has been recently annexed into the City.

Resident Scott Barker- 281 East 5500 South- stated that his concern is that if the taxing entities decide to support the RDA, they may raise taxes for everyone to cover the costs. Hanson stated that it is possible, however, the entities are currently budgeted for the RDA and it is understood that the taxing entities will come out ahead at the end of the process.

Council Member Shupe stated that his guess would be that the Stephens property will be developed within the next 5 years and the traffic will be coming to the City anyway. He stated that roads will be coming through the area in accordance with the General Plan. He stated that residential homes will also bring the traffic to the City. Mayor Allen noted that the traffic will come, and the plan is to be able to direct the traffic flow to get people in and out quickly. Council Member Johnston stated that there are no guarantees on what the school district will do, however she noted that the increases are for new schools when areas grow.

**Mayor Allen closed the public hearing at 7:05 p.m.**

## **6. CITIZEN COMMENTS**

Resident Bob Warlaumont- 5537 S 175 E- asked why the road surfacing was stopped.

South Ogden resident Amy Miller stated that the Community United Methodist Church is looking for community projects and stated that a project that they would be interested in is painting hydrants.

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

Hanson responded that the contractor paving the roads was sidelined by another project. He stated that he has spoken with the contractor and the project should be completed soon.

Hanson stated that he will contact Miller to work on some projects that her group can participate in.

**8. NEW BUSINESS**

**8.1 MOTION/RESOLUTION 15-13: CONSIDERATION FOR ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WASHINGTON TERRACE AUTHORIZING THE ISSUANCE AND SALE BY THE ISSUER OF NOT MORE THAN \$1,850,000 AGGREGATE PRINCIPAL AMOUNT OF ITS GENERAL OBLIGATION REFUNDING BONDS, SERIES 2015 AND RELATED MATTERS**

Hanson introduced Brad Patterson who is working with the City on refinancing our GO Bonds. He stated that the savings from the reissuance of the bonds will be around \$67,000. Patterson stated that the GO bonds are in a good position to be reissued at this time. He stated that the bonds will convert to a tax exempt rate in October, which will grant even more savings. Patterson stated that the market has been in historic lows in the last few years. He noted that the municipal market has been doing very well and every indication is that the interest rates will rise.

**Motion by Council Member Shupe  
Seconded by Council Member Jensen  
To approve the Resolution 15-13  
Approved unanimously (5-0)  
Roll Call Vote Taken**

**8.2 DISCUSSION/MOTION: APPROVAL OF ENGINEERING CONTRACT FOR ADAMS AVENUE WATER TANK SEISMIC UPGRADE**

Hanson stated that the City received funding for a seismic upgrade for Water Tower 3. He stated that request for proposals were sent to specific engineering firms and staff has concluded that Cartwright Engineering has the specific experience and expertise to be the engineers on record for the project.

**Motion by Council Member Jensen  
Seconded by Council Member Monsen  
To approve the engineer contract for Adams Ave.  
Water tank Seismic Upgrade  
To be awarded to Cartwright Engineering for  
\$39,600 for onsite engineering and plan design  
Approved unanimously (5-0)**

**8.3 DISCUSSION/MOTION: APPROVAL OF CONTRACT EXTENSION FOR JANITORIAL SERVICES**

Hanson stated that staff is proposing extending the contract through the end of the year for janitorial services for the Civic/Senior Center and City Hall.

**Motion by Council Member Johnston  
Seconded by Council Member Jensen  
To approve the contract extension  
For janitorial services through the  
end of the calendar year  
Approved unanimously (5-0)**

**9. COUNCIL COMMUNICATION WITH STAFF**

\*Council Member Johnston inquired as to when Adams Ave. will be completed, noting that it is frustrating to residents. Hanson stated that the major work is almost completed. He stated that the slurry chip seal should be completed around the 24<sup>th</sup> of August. Hanson stated that there are still some landscaping to be done. He anticipates it should be completed by mid-September.

\*Council Member Jensen stated that he has heard many comments on the great job of road cleaning this summer.

**10. ADMINISTRATION REPORTS**

\* Hanson stated that there will be an emergency preparedness fair on September 22<sup>nd</sup>. He also explained the roadwork being done on the City Hall parking lot.

**11. UPCOMING EVENTS**

August 27<sup>th</sup>: Planning Commission Meeting 6:00 p.m. (tentative)  
September 1<sup>st</sup>: City Council Meeting 6:00 p.m.  
September 7<sup>th</sup>: Labor Day – City offices closed  
September 16-18<sup>th</sup>: ULCT Annual Conference – Salt Lake City Sheraton

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

Mayor Allen adjourned the meeting at 7:39 p.m.

---

Date Approved

---

City Recorder

# Memo

To: Mayor and City Council  
From: Amy Rodriguez, City Recorder  
Date: 8-27-15  
Re: Discussion on Infill Development

Hello Mayor and Council,

Item 7.1 on the agenda is a discussion item on vacant land in the city. Staff is looking for direction from Council as to how much effort and time Council would like staff to use to review the issue, have Planning Commission review and discuss, and what type of outcome, if any, they would like to see happen in the city. There is no staff report at this time. There will not be a vote on this item, just direction from Council.

Thank you and I look forward to seeing everyone on Tuesday.

Amy