

City of Washington Terrace

Minutes of a Regular City Council meeting

Held on September 15, 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

Fire Chief Kasey Bush

City Manager Tom Hanson

City Recorder Amy Rodriguez

Others Present

Charles and Reba Allen, Ulis Gardiner, Del Kraaima, Angie Dewitt, Aly Dewitt, Mark Slaughter, Brad Langford

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 18 2015, MEETING MINUTES**

Items 4.1 and 4.2 were approved by general consent.

5. **CITIZEN COMMENTS**

Resident Angela Dewitt- 5021 S 600 W- spoke to Council about the weed issue at Rohmer Park, stating that she has put in a garden in the area to control the weeds. She stated that she has been told by the City to remove the garden from the area. She stated that she is very proud of what she has done with the area. She stated that she was not trying to encroach on the city property. She asked for an appeal to keep the area as is. She asked for an opportunity to have a discussion to tame the weeds and stickers that blow into the yards. She stated that she has ideas on how to take care of the area if Council is interested.

Resident Brad Langford- 5051 S 600 W- stated that he has been informed that he may have to move his fence line because it sticks out a little further than the others. He is in the same area as Ms. Dewitt. He stated that his understanding is that the fence has been there since the house was built. He stated that he has lived in the home for 12 years.

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6. COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN COMMENTS

Hanson stated that land use and permanent structures has been discussed with Council and legal counsel. He stated that due to encroachment issues, legal counsel has advised that permanent structures on city property must be removed. He stated that he does not know if the fence line is on city property. Hanson stated that he appreciates the work residents have done with weed issues as well as Ms. Dewitt’s garden. Council Member Shupe asked if surveying has been done to show property lines. Hanson stated that staff could check on the fence lines. The Mayor suggested that Building Inspector Monroe could check county records to find out property lines. Council Member Brown stated that Council was split on the growth of the garden. He stated that Council has an issue on the retaining wall. Council Member Shupe stated that Council Member Brown voted to remove the wall. Council Member Brown stated that it was unanimous to remove the wall, however he did not vote to remove the garden. Hanson stated that there was an issue on how erosion would be handled if the garden remained and the retaining wall was taken down. Council Member Monsen instructed Hanson to ask legal counsel on the legality of making the homeowner take down his fence, noting that the fence has been erected for many years. Council Member Johnston clarified that when the final vote was taken on the issue, the vote was unanimous. She stated that the City welcomes beautification as long as it does not encroach on City property. She stated that the hillside has to remain protected. She stated that the concern of the City is the liability concerning the hillside stability if it is altered. Mayor Allen stated that he is sensitive to the trees that are causing issues in the area and suggested that it may be the responsibility of the City to take the trees down. Council Member Jensen stated that there is no compelling reason to change the direction that Council has given.

7. NEW BUSINESS

7.1 PRESENTATION: SHERIFF’S OFFICE MONTHLY REPORT

Hanson stated that Lt. Talbot was unable to attend and to direct any questions about the report to him for follow up.

7.2 MOTION: AWARD CONSTRUCTION CONTRACT FOR THE VICTORY PARK BOWERY PROJECT

Hanson stated that only one bid was turned in on time. He stated that two bids came in late, however, the verbal bids for the two were higher than the chosen bid. He stated that it is important to spend down at least 50 percent of the CDBG grant by the end of the year so that the City can apply for new grants.

**Motion by Council Member Monsen
Seconded by Council Member Johnston
To award the construction contract for the Victory Park Bowery Project
To Kevin Neilson Construction for \$74,750.00
Approved unanimously (5-0)**

7.3 MOTION: APPROVAL OF SALE AND DISPOSITION OF 1984 MACK LADDER TRUCK

Chief Bush stated that the age and size of the old ladder truck makes it a hard sale. He stated that he has spoken with a state auction company and they indicated that the truck may not sell at the reserve of \$8000, and he asks that the City lower the reserve to \$5000.

Motion by Council Member Shupe

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**Seconded by Council Member Monsen
To approve the sale and disposition of the 1984 Mack Ladder Truck and
leave the discretion of the price to the City Manager
Approved unanimously (5-0)**

**7.4 MOTION/RESOLUTION 15-14: A RESOLUTION CANCELLING THE 2015
MUNICIPAL ELECTION**

Rodriguez stated that under state law, a municipality may cancel an election if the number of at-large seats is not larger than the number of candidates that declared. There are 3 candidates running for 3 Council seats. She stated that ballots will still be mailed out to residents by Weber County for the Transportation Plan item.

**Motion by Council Member Shupe
Seconded by Council Member Jensen
To approve Resolution 15-14
Cancelling the 2015 Municipal Election
Approved unanimously (5-0)
Roll Call Vote**

**7.5 DISCUSSION/DIRECTION: LAND USE DISCUSSION FOR INFILL
DEVELOPMENT PLANNING**

Hanson stated that there are some issues with vacant land in the City and asked if Council would like staff to spend funds and resources to research infill plans and land use. He stated that he would be interested in looking into alternatives and welcomes input from Planning Commission on how to resolve the issue. Council Member Monsen stated that zoning should be the first issue researched so that the City can identify areas that would make sense to develop as multi-family homes. Council Member Johnston stated that some of the ordinances that the City has come from a study that was conducted that dealt with density and open space. She suggested that Planning Commission look at the zoning and other options and make recommendation to Council on how to deal with the issue in a way that makes sense. Council Member Brown agreed that the Planning Commission should look at options and report to Council. Mayor Allen stated that if the infill properties are causing a problem, staff should look at options to take care of the property. Council Member Johnston stated that the Planning Commission should look at all aspects of the impact, including how the neighboring properties feel. Council Member Jensen stated that the large trees and brush are a safety issue for the area and is interested in what the landowners of the area have to say about the use of the property. Mayor Allen stated that the direction to staff is to have the Planning Commission work on the issue and options beneficial to the area.

8. COUNCIL COMMUNICATION WITH STAFF

* Council Member Johnston stated that she is very glad that Adams Ave is completed. Council Member Johnston also stated that she feels that there is a lack of communication from the Recreation Department to the coaches, as well as what the coaches are telling the parents. She stated that she feels that there is a communication problem with the leadership. She stated that if the City is going to have a volley ball program, the City needs to have practice areas schedule for the program.

* Council Member Jensen stated that he has received positive feedback from residents

149 concerning the road work.
150 * Council Member Monsen wanted to thank Council Member Johnston. He also asked if
151 there is a place for residents to recycle large cardboard boxes. Hanson stated that there
152 is a large recycling bin in the City Hall parking lot.
153 * Council Member Shupe thanked the Council and Hanson for hosting the Police Chiefs
154 meeting at City Hall. He also commented that Adams Ave. has turned out well and
155 would like to see the Sheriff's office monitor the speed.
156 * Mayor Allen stated that the newsletters are concise and to the point and thanked staff for
157 putting the newsletter together and hopes that residents are reading them.
158 Mayor Allen stated that three parking spaces at Rohmer Park are being taken over
159 with a pile of gravel possibly left by a contractor. He noted that there will be many cars
160 there this weekend with football and baseball. Hanson stated that staff is aware of the
161 gravel and it will be removed by this weekend.
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163 **9. ADMINISTRATION REPORTS**

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165 Hanson stated that he will address the state school board on the RDA extension this Thursday. He stated
166 that he will be meeting with other members of TEC tomorrow.
167 Hanson stated that the Mayor and two council members will be attending the ULCT training this week.
168 Hanson stated that staff is communicating with the contractors on the general maintenance road problem
169 and working with them on some issues of quality of work.
170 Hanson stated that budget retreat is scheduled for November 21st.
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172 **10. UPCOMING EVENTS**

- 173 September 16-18th: ULCT Conference
- 174 September 22nd: Emergency Preparedness Fair
- 175 September 24th: Planning Commission (Cancelled)
- 176 October 6th: City Council Meeting 6:00 p.m.

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

179 **Mayor Allen adjourned the meeting at 7:11 p.m.**

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182 **12. ADJOURN INTO RDA MEETING (immediately following the City Council meeting)**

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187 Date Approved City Recorder