



Regular City Council Meeting
Tuesday, September 15, 2015
City Hall Council Chambers
5249 South 400 East, Washington Terrace City
801-393-8681
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 PRESENTATION: SHERIFF'S OFFICE MONTHLY REPORT

A report on the activity during the month of August 2015.

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

Bids for the Project will be opened on September 10, 2015. The contract is for construction of a Bowery at Victory Park.

For more information on these agenda items, please visit our website at www.washingtonterracecity.com

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.

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

Item will discuss the approval of the sale and manner of sale of the 1984 Mack Tella Squirt Ladder truck.

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

Per 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.

7.5 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.

9. ADMINISTRATION REPORTS

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

10. UPCOMING EVENTS

September 16-18th: ULCT Conference

September 22nd: Emergency Preparedness Fair

September 24th: Planning Commission (Cancelled)

October 6th: City Council Meeting 6:00 p.m.

11. ADJOURN THE MEETING: MAYOR ALLEN

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

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CERTIFICATE OF POSTING

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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 24th 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 22nd. He also explained the roadwork being done on the City Hall parking lot.

11. UPCOMING EVENTS

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

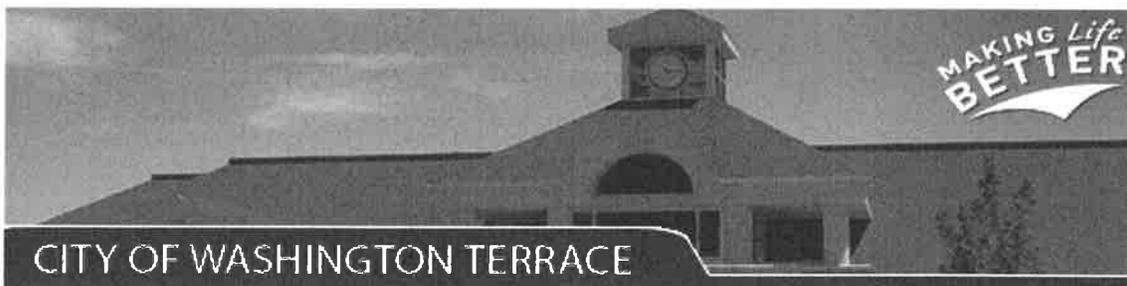
12. ADJOURN THE MEETING: MAYOR ALLEN

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

Date Approved

City Recorder

**WEBER COUNTY SHERIFF'S OFFICE
WASHINGTON TERRACE
MONTHLY STATISTICS**



AUGUST 2015

Calls for Service that generated a police report

REPORTS GENERATED FOR WASHINGTON TERRACE FOR THE MONTH OF AUGUST 2015

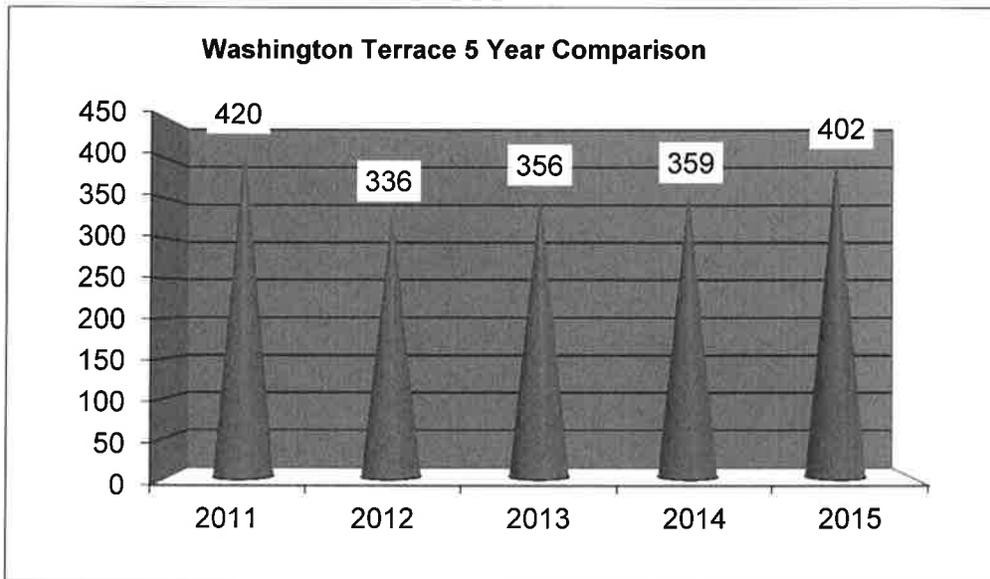
ASLT-SIMPLE ASSAULT	3
BURG ALARM FALSE-ACT OF NATURE	1
BURG ALARM FALSE-USER ERROR	6
BURG-ALARM CAUSE UNKN	3
BURG-FORCED ENTRY NON RESIDENT	1
BURG-FORCED ENTRY RESIDENCE	1
BURG-NO FORCE ENTRY RESIDENCE	2
CRIM MISCHIE-FREE TEXT	4
CRIM MISCHIE-GRAFFITI	1
CRIM MISCHIE-PRIVATE	2
CRIM MISCHIE-PUBLIC PROPERTY	2
DRUG-FOUND NARCOTIC EQUIP	2
DRUG-FOUND/SURRENDERED	1
DRUG-NARCOTIC EQUIPMENT POSS	1
ESCAPE-SUMMONS/SUBPOENA/OSC	1
ESCAPE-WARRANT (MISDEMEANOR)	1
FAM OFF-CRUELTY TO CHILD/ABUSE	3
FAM OFF-DOM VIOL NON CRIMINAL	4
FAM OFF-DOMESTIC CRIMINAL NATU	1
FAM OFF-VIOLA PROTECTIVE ORDER	1
FRAUD-ILLEG USE CREDIT CARDS	1
JUV OFFENDERS-FREE TEXT	2
JUV OFFENDERS-PICK UP ORDERS	1
LARC-BICYCLE	1
LARC-FREE TEXT	1
LARC-FROM BUILDING	3
LARC-FROM MOTOR VEH (PROWL)	1
LARC-FROM YARDS	1
LARC-PARTS/ACCESS/FROM VEHICLE	1
OBST JUD-FAIL TO APPEAR/PERJUR	6
PRIV-TRESPASS	2
PUB ORD-CITIZEN ASSIST	5
PUB ORD-CIVIL CASES/DISPUTES	6
PUB ORD-FOUND BIKES	1
PUB ORD-FOUND PROPERTY	6
PUB ORD-MISSING JUVENILE	1
PUB ORD-PROPERTY CHECK	1
PUB ORD-PUBLIC INTOXICATION	2
PUB ORD-SUICIDE ATTEMPT	1
PUB ORD-SUICIDE THREATENED	4
PUB PEACE - THREATS	1
PUB PEACE-ANIMAL PROBLEMS	1
PUB PEACE-DAMAGE PROPERTY ONLY	2
PUB PEACE-DISORDERLY CONDUCT	5
PUB PEACE-DIST THE PEACE	4
PUB PEACE-FALSE FIRE ALARM	1
PUB PEACE-FREE TXT	1

PUB PEACE-HARASSING COMMUNICAT	2
PUB PEACE-LOUD PARTY	1
PUB PEACE-MENTAL PSYCHO	2
PUB PEACE-NEIGHBORHOOD PROBLEM	2
PUB PEACE-SEX OFFENDER HOME CK	3
PUB PEACE-SUSP ACTIVITY	18
PUB RELA - BUSINESS SECU CHECK	4
PUB RELA - COMMUNITY POLICING	19
PUB RELA - FIRE PREVENTION	1
PUB RELA - LECTURES	1
SERVICE-911 CALL - UNKNOWN	3
SERVICE-ASSIST OJ	3
SERVICE-EXTRA PATROL	2
SERVICE-KEEP THE PEACE	2
SERVICE-MEDICAL ASSIST	9
SERVICE-WELFARE CHECK	8
SEX ASLT-RAPE STRONGARM	1
STOLEN VEH-OTHER NON-MTR VEHS	1
TOBACCO-POSS TOBACCO UNDER 19	1
TRAF OFF-ABANDONED VEHICLE	2
TRAF OFF-ACCIDENT PI	1
TRAF OFF-OPEN CONTAINER	1
TRAF OFF-PARKING VIOLATION	1
TRAF OFF-RECKLES/CARELES DRIVI	1
TRAF OFF-REVOKED/SUSPENDED LIC	1
TRAF OFF-STATE IMPOUND	1
TRAF OFF-TRAFFIC HAZARD	2
TRAF-HIT AND RUN	2
TRAF-NON-REPORTABLE ACCIDENT	5
TRAF-REPORTABLE ACCIDENT	5
WEAP-CARRYING PROHIBITED/SPECI	1
TOTAL	209

WASHINGTON TERRACE *CALLS FOR SERVICE FOR THE MONTH OF AUGUST 2015

*Calls that were received at our dispatch center and officers were dispatched on

420	336	356	359	402
2011	2012	2013	2014	2015



Self Initiated Agency Assists

Total	0
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Agency Assists

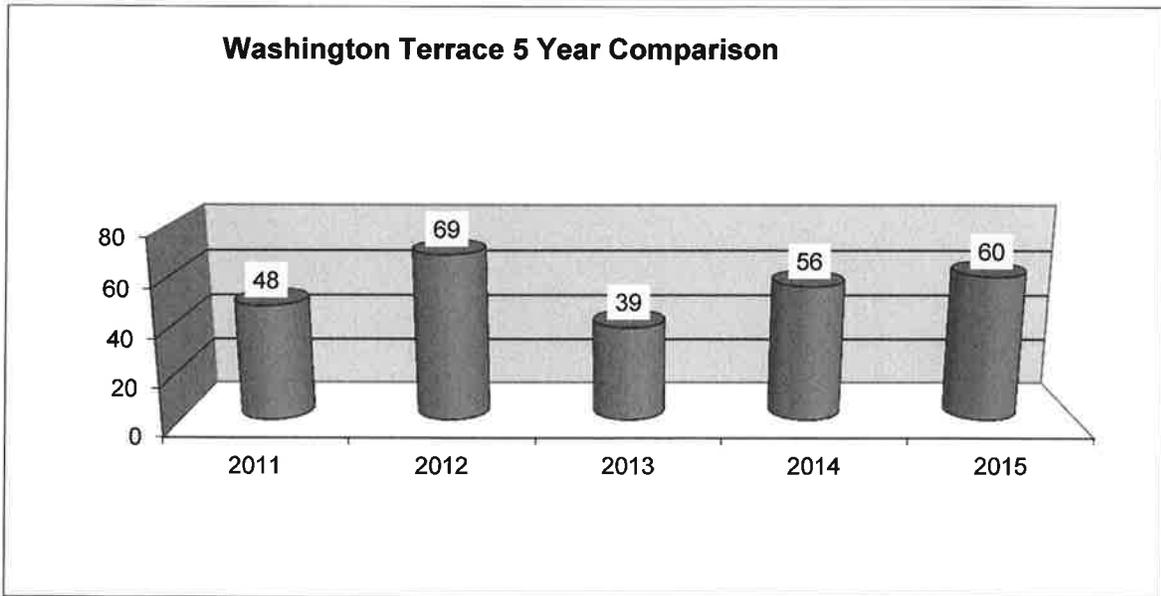
ROYPD	
OJ	
SF	
RIVPD	
NOPD	
MCSO	
HRPD	
OPD	
SOPD	
UHP	
PVPD	
Total	0

REPORTS PER DEPUTY FOR WASHINGTON TERRACE FOR THE MONTH OF AUGUST 2015

Deputy	Total	Assign.
Allen Andrew	3	Nights
Allen Chad	6	SRO
Arnold Eric	23	Nights
Aschinger Michael	13	Days
Bitton Vance	2	Nights
Chatelain Mike	1	SRO
Christensen Todd	3	Days
Clawson Rich	1	Nights
Endsley Sean	7	Nights
Freestone Alisha	10	Nights
Green Joel	2	Days
Greenhalgh Tyler	5	SRO
Jensen Matthew	4	Nights
Johanson Brian	3	Days
Jolley Jessica	9	Days
Millaway John	13	Days
Ney Douglas	11	Days
Ortgiesen Jared	8	SRO
Phillips Matthew	14	Nights
Rock Jeremy	5	Days
Ryan Colby	10	SRO
Ryan Cortney	3	Det
Smith Wayne	1	Days
Smith William	3	Days
Tillet Craig	16	Nights
Ulm Matthew	1	Days
Voth Weston	6	Days
Wian Mark	1	Days
Wiese Jacob	2	Nights
Windsor Troy	1	Days
Zisumbo Daniel	22	Nights
TOTAL	209	

WASHINGTON TERRACE CITATION 5 YEAR COMPARISON FOR THE MONTH OF AUGUST 2015

48	69	39	56	60
2011	2012	2013	2014	2015



City Council Staff Report

Author: Kasey Bush
Subject: Apparatus Sale
Date: September, 15 2015
Type of Item: Motion Approval



Summary: The city purchased a 2002 pierce 100' platform Ariel apparatus to replace our old 50' Mack Tele Squirt Ariel Apparatus .We have been trying to sell it to help cover a small portion of the purchase price of the new ladder truck.

Description:

- A. **Topic:** MOTION: APPROVAL OF SALE AND DISPOSITION OF 1984 MACK LADDER TRUCK
- B. **Background:** We have been attempting to sell said 1984 Mack Ariel Apparatus through KSL as well as other online sale sites since we purchased its replacement in February of 2015 to no avail. As we have been unsuccessful in selling the apparatus do to its age and restricted reach, we have been forced to maintain and provide insurance for this piece of equipment.
- C. **Analysis:** After talking with representatives from TNT actions, we feel it would be prudent to lower the reserve price from a \$9,000 dollars that we set in February of 2015 to a \$5,000 dollar reserve in an attempt to sell the apparatus quickly.
- D. **Department Review:** At this time we area requesting permission to lower the reserve price from 9,000 dollars to 5,000 dollars in an attempt to sell our Mack Tele Squirt Ariel Apparatus. We would like to change auction companies to TNT auctions who is a local dealer and currently under state contract for the sale of said apparatus.

Alternatives:

- A. **Approve the Request:** approve the selling of said apparatus by TNT actions with a reserve Price of \$ 5,000
- B. **Deny the Request:** Keep the reserve at 9,000 dollars and continue trying to sell said apparatus as we have already done
- C. **Continue the Item:**
- D. **Do Nothing:**

City Council Staff Report

Author: Amy Rodriguez
Subject: Election Cancellation
Date: 9-15-15
Type of Item: Motion/Resolution



Summary Recommendations: Approve, by motion, the Resolution authorizing the City to cancel the 2015 Municipal Election

Description:

- A. **Topic:** We have had a candidate withdrawal from the 2015 Municipal Election, leaving 3 Candidates for 3 open at-large Council seats. In accordance with State Code 20A-1-206, the City may cancel the election if the number of officer candidates, including write-in candidates, for the at-large municipal offices does not exceed the number of at-large municipal offices for which the candidates have filed. The deadline for write-in candidates was September 4, 2015. We did not have any write-in candidates declare. The election must be cancelled by Resolution at least 23 days prior to the election.
- B. **Information:** Proper noticing will be given by the Recorder in accordance with State Law. In addition, there will be newsletter articles and postings. The County will still be mailing out by-mail ballots that will contain the transportation tax question. They are working on language for an insert explaining to voters that the election has been cancelled for our city. The ballot drop box will still be available at City Hall, as will the limited polling location for those who would like to come to City Hall to vote on the Transportation Tax. **There will not be any additional cost to the City. The County will pay the ballot, mailing, tabulation, and poll worker costs.**

Alternatives:

- A. **Approve the Request:** Council may approve the resolution
- B. **Continue the Item:** Council may table the item to approve at a later meeting.

**CITY OF WASHINGTON TERRACE
RESOLUTION 15-14**

CANCELLATION OF 2015 MUNICIPAL ELECTION

**A RESOLUTION OF THE CITY OF WASHINGTON TERRACE, UTAH,
CANCELLING THE 2015 MUNICIPAL ELECTION IN ACCORDANCE WITH
STATE LAW; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Washington Terrace (hereafter “City”) is a municipal corporation duly organized and existing under the laws of the state of Utah;

WHEREAS, Utah Code Annotated §20A-1-206 provides for cancellation of a municipal election in the event that the number of candidates does not exceed the number of open municipal positions up for election;

WHEREAS, the number of candidates in the City does exceed the number of open municipal positions up for election;

WHEREAS, the filing deadline for write-in candidates has expired on September 4, 2015;

WHEREAS, the City desires to save costs of holding an election in 2015;

NOW, THEREFORE, be it resolved by the City Council of the City of Washington Terrace, Utah, as follows:

Section 1: Findings of the City Council.

In accordance with Utah Code Annotated §20A-1-206, the City Council finds that all municipal officers are elected in an at-large election, and the number of municipal officer candidates, including any eligible write-in candidates under Section 20A-9-601, for the at-large municipal offices does not exceed the number of open at-large municipal offices for which the candidates have filed.

Section 2: Cancellation of 2015 Municipal Election.

Based upon the forgoing findings in Section 1 above, the 2015 municipal election for the City of Washington Terrace, Utah, is hereby cancelled.

Section 3: Notification.

The City Recorder is hereby authorized on behalf of the City Council to issue the notice set forth in Utah Code Annotated §20A-1-206(2).

Section 4: Effective Date.

This Resolution shall be effective immediately upon passage and adoption.

PASSED AND APPROVED by the City Council of the City of Washington Terrace on this ____ day of September, 2015.

MARK C. ALLEN, Mayor

ATTEST:

AMY RODRIGUEZ, City Recorder

Memo

To: Mayor and City Council
From: Amy Rodriguez, City Recorder
Date: 9-15-15
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



**City of Washington Terrace
Redevelopment Agency Meeting
Tuesday, September 15, 2015
Immediately following the Regular City Council Meeting
City Hall Council Chambers
5249 South 400 East, Washington Terrace City**

1. ROLL CALL

2. INTRODUCTION OF GUESTS

3. CONSENT ITEMS

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.

3.1 APPROVAL OF AGENDA

3.2 APPROVAL OF MEETING MINUTES FROM JULY 21, 2015

4. NEW BUSINESS

**4.1 DISCUSSION/ACTION: DIRECTION TO BE GIVEN ON A HOTEL
STUDY TO BE COMPLETED FOR WASHINGTON TERRACE**

The Board will give direction as to whether a hotel feasibility study should be completed .

5. COMMENTS CONSIDERED

6. ADJOURNMENT OF MEETING: CHAIR ALLEN

CERTIFICATE OF POSTING

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

For Packet Information, please visit our website at www.washingtonterracecity.org

City of Washington Terrace

Minutes of a Redevelopment Agency Meeting Held on Tuesday, July 21, 2015
at City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

CHAIR, BOARD, AND STAFF MEMBERS PRESENT

Chair Mark C. Allen
Board Member Blair Brown
Board Member Mary Johnston
Board Member Robert Jensen
Board Member Scott Monsen
Vice-Chair Val Shupe
City Manager Tom Hanson
Secretary Amy Rodriguez

OTHERS PRESENT

Reba and Charles Allen, Scott Barker, Del Kraaima

1. ROLL CALL

2. INTRODUCTION OF GUESTS

3. CONSENT ITEMS

3.1 APPROVAL OF AGENDA

3.2 APPROVAL OF MEETING MINUTES FROM JUNE 16, 2015

Items 3.1 and 3.2 were approved by general consent.

4. NEW BUSINESS

4.1 DISCUSSION: AN UPDATE ON THE SOUTHEAST RDA EXTENSION

Hanson stated that the city is requesting to extend the RDA timeframe for another 10 years to capture 5.6 million in increments that would be placed back into infrastructure to help with economic development. If not for the RDA the land would stay vacant.

Hanson stated that the City is looking to extend the timeframe to capture the bookends of the RDA areas. Hanson stated that Zions Bank has been serving as our advisor on the request. He stated that the City has been able to build a relationship with the people on the committee and the Boards that they represent. Hanson stated that residents and business owners in the RDA area received letters explaining the RDA and the way in which the property taxes will be distributed. Hanson clarified that the RDA will not change the tax levy on their property and there will not be any increases. Hanson stated that another option would be to extend it to a cap of 5.6 million and not the ten years. He stated that if the tax base increases, it helps all taxing entities. Board Member Monsen stated that some of the tax entities can raise taxes any time that they want and they could raise taxes to compensate for the RDA. Hanson stated that is a possibility, however, the City is not raising taxes.

Board Member Monsen asked if money was given to the grocery store. Hanson stated that it was a loan from the RDA that was paid back.

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Hanson stated that the only area that may expand would be by the west side of the hospital; however he noted no plans have been expressed at this point. He also noted that the property belongs to the hospital and would not involve RDA monies. Hanson stated that the area of most concern for the RDA is Adams Ave. Hanson stated that the City has received grants based on the fact that we do have an RDA.

4.2 DISCUSSION: AN UPDATE ON THE ADAMS AVENUE ROAD PROJECT

Hanson stated that the curb, gutter, and black top have been completed. He stated that sidewalk is still being completed. Hanson stated that the City is still working on a survey issue. Hanson stated that there will be some realignment of some of the sidewalk heights, particularly by the library. Hanson stated that the library requested that the City replace some of their trees. Hanson stated that there is an agreement signed stating that the Library Board and County will be taking care of the trees and roots because the tree chosen is non-conforming. Vice-Chair Shupe inquired as to why the City is allowing them to have a tree that is against our ordinance. Hanson stated that the City has been working to resolve the issue with the Library Board to come to a resolution. Hanson stated that the project is under budget at this time, but overbid with some change orders. He stated that the project is almost complete.

5. COMMENTS CONSIDERED

There were no other comments considered.

6. ADJOURNMENT OF MEETING: CHAIR ALLEN

Chair Allen adjourned the meeting at 7:46 p.m.

Date Approved

City Recorder