

1
2 **City of Washington Terrace**
3

4 Minutes of a Regular City Council meeting
5 held on June 4, 2013
6 City Hall, 5249 South 400 East, Washington Terrace City,
7 County of Weber, State of Utah
8
9

10 **MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT**

11 Mayor Mark C. Allen
12 Council Member Mary Johnston
13 Council Member Blair Brown
14 Council Member Robert Jensen
15 Council Member Scott Monsen
16 Council Member Val Shupe
17 City Recorder Amy Rodriguez
18 Public Works Director Steve Harris
19 City Manager Tom Hanson
20

21 **Others Present**

22 Charles and Reba Allen, Mark Edminster, Ulis Gardiner, Dell Kraima
23
24

25 **1. ROLL CALL 7:00 P.M**

26
27 **2. PLEDGE OF ALLEGIANCE**

28
29 **3. WELCOME**

30
31 **4. CONSENT ITEMS**

32
33 **4.1 APPROVAL OF AGENDA**

34 **4.2 APPROVAL OF MAY 21, 2013 MEETING MINUTES**

35 Items 4.1 and 4.2 were approved by general consent.
36

37 **5. SPECIAL ORDER**

38
39 **5.1 PUBLIC HEARING: TO HEAR COMMENT ON THE FISCAL YEAR 2013**
40 **AMENDED BUDGET, FISCAL YEAR 2014 TENTATIVE BUDGET, AND**
41 **THE 2015-2018 BUDGET PLAN**
42

43 Hanson stated that the budget presented is balanced and falls within the policies and objectives
44 set by Council over the last several months. Hanson stated that the tentative budget is available
45 online on the city website.
46

47 **Mayor Allen opened the public hearing at 7:06 p.m.**
48 There were no citizen comments.
49 **Mayor Allen closed the public hearing at 7:07 p.m.**

50
51 **6. CITIZEN COMMENTS**
52 There were no citizen comments.

53
54 **7. COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN**
55 **COMMENTS**
56 Due to lack of citizen comments in item 6, item 7 is unnecessary.

57
58 **8. NEW BUSINESS**
59

60 **8.1 DISCUSSION/MOTION RESOLUTION 13-13: A RESOLUTION**
61 **AUTHORIZING NOT MORE THAN \$1,350,000 SALES TAX REVENUE**
62 **BONDS, SERIES 2013 TO RETIRE AND REFUND THE CITY'S**
63 **OUTSTANDING SALES TAX REVENUE BONDS, SERIES 2009 AND ITS**
64 **SPECIAL ASSESSMENT BONDS, SERIES 2001 TO SAVE MONEY BY**
65 **REDUCING THE INTEREST RATE; CALLING A PUBLIC HEARING**
66 **AND PROVIDING NOTICE THEREOF; FIXING THE MAXIMUM**
67 **AMOUNT, MATURITY, INTEREST RATE, AND DISCOUNT AT WHICH**
68 **THE BONDS MAY BE SOLD; PROVIDING FOR THE RUNNING OF A**
69 **CONTEST PERIOD; AND RELATED MATTERS.**

70 Hanson stated that staff is proposing to refinance the sales tax bond and special revenue
71 bond, with a savings of around \$17,000 a year. Hanson introduced Mark Edminster who
72 explained the process to Council. Edminster stated that the resolution is a Parameters
73 Bond Resolution and does not obligate the city to issue any bonds. It will start the 30 day
74 contestability period. He stated that a final resolution for the refunding of bonds will be
75 presented at the July 2, 2013 meeting. Edminster stated that the bid process will most
76 likely begin tomorrow. He stated that the estimated savings will be around \$182,000. He
77 noted that this will not extend the term of the bond. Edminster explained that the rates
78 will be fixed. Edminster stated that he ran a financial health report on the city which
79 showed that our coverage ratio is 12:1 and is at very good credit. Council Member Jensen
80 inquired if a longer term could be negotiated. Edminster stated that our bonds are at 11
81 years and that a lower rate may be negotiated.

82 **Motion by Council Member Jensen**
83 **Seconded by Council Member Johnston**
84 **To approve Resolution 13-13**
85 **Parameters Resolution**
86 **Approved unanimously (5-0)**
87 **Roll call vote**
88

89

90 **8.2 MOTION/ORDINANCE 13-04: ADOPTION OF CHAPTER 17.50 OF THE**
91 **WASHINGTON TERRACE MUNICIPAL CODE RELATING TO**
92 **ALTERNATIVE ENERGY SOURCES**

93 Hanson stated that the city has some infrastructures that have alternative energy sources. Hanson
94 noted that the ordinance was recommended by the Planning Commission and pointed out some
95 minor changes that were made to version of the ordinance that was given to Council in their
96 packet. Hanson stated that the Planning Commission essentially crafted the ordinance due to
97 concerns that they had regarding the issue.

98 **Motion by Council Member Shupe**
99 **Seconded by Council Member Monsen**
100 **To adopt Ordinance 13-04 relating to**
101 **Alternative Energy Sources**
102 **Approved unanimously (5-0)**
103 **Roll call vote**

104
105 **8.3 DISCUSSION: UTILITY BILLING PROCESSES-** Discussion to include rental
106 property utility billing and sewer water charges associated with swimming pools
107

108 Hanson stated that this item was brought to the agenda by Council Member Brown. Council
109 Member Brown stated that he had concerns about people being charged for sewer when they do
110 not create sewer water. He gave several examples including those who have pools that they top
111 off each year but do not put water down the sewer. Hanson stated that he has limited power and
112 it would be up to Council to determine what should and should not be charged. He stated that
113 sewer is paid through a lump sum that is averaged out. Hanson stated that the ordinance currently
114 states that if the water is used, it must be paid for. He stated that staff will look into any options
115 that Council directs. Council Member Shupe stated that he agrees that if someone fills a
116 swimming pool, they should pay for the water. Council Member Brown clarified that the water
117 will be paid for, however, he feels that they should not have to pay sewer if the water has not
118 been removed. Hanson stated that if they drain the pool, it legally needs to go into the sewer.
119 Council Member Brown stated that many people do not drain their pool. He stated that his
120 concern is that someone will have a large water bill due to accidents and they should not have to
121 pay for the sewer fee as well. Council Member Jensen stated that it is hard to judge a situation
122 case by case through a blanket ordinance. Council Member Johnston asked if staff would be able
123 to review and adjust a case if it is proven that vandalism was the cause. She stated that too many
124 exceptions would be hard to put into ordinance for staff to figure out. Council Member Shupe
125 agreed and stated that a case can be reviewed if vandalism can be proven, however he has a hard
126 time with the swimming pool issue. Council Member Shupe stated that the act of vandalism has
127 to be substantiated or it will put the utility billing staff in a hard position determining which
128 cases would or would not be adjusted. Council Member Jensen agreed that if the city starts to
129 look at exceptions, it could go all over the map. He stated that changing the ordinance may
130 broaden our exposure risk to the city. Council Member Monsen stated that he is sympathetic to
131 the fact that some people do not drain their pool and are hit with a large sewer charge. He stated
132 that the ordinance would need to be reviewed and any exceptions would need to be very specific.
133 Mayor Allen stated that he is unsure that we could get very specific on an item like this but it is
134 worth reviewing if it is possible. Council directed staff to spend a minimal amount of time
135 researching the issue and see if other cities have similar issues addressed in their ordinance.

136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181

9. ADJOURN INTO RDA MEETING

**Motion by Council Member Johnston
Seconded by Council Member Shupe
To adjourn into an RDA Meeting
Approved unanimously (5-0)
Time: 8:02 p.m.**

10. COUNCIL COMMUNICATION WITH STAFF

*Council Member Johnston stated that the RAMP Rohmer event was a fun event and stated that one of the Commissioners told her that the city should have an ARTS committee in the city to apply for different projects such as a band to play in the city. She also updated Council on the Community that Cares Program. She stated that there will be I pads set up on podiums during Terrace Days with games that the kids can play that are applicable to the Program views and teachings. She also stated that there will be an information booth and volunteer sign-ups. She stated that she will put any Council Member who would like to work the booth on the schedule.

*Council Member Brown asked for formal recognition of people like Jimmie Clatterbuck who serve the community by cleaning up areas and taking community pride and giving their time for community service. Hanson stated that if Council sees that community service is being done they should let him know so that an article or recognition can be given.

*Council Member Jensen inquired about weed control by the old store. He also asked about landscaping for the drier season that could possible cut down on fire hazards. Hanson stated that the fire restrictions are in place. He also stated that Building Official Monroe has already contacted the owner of the property with the weed issues and it should be cleaned up shortly.

*Council Member Shupe stated that the ceremony for the Rohmer Park ribbon cutting was very nice and congratulated staff and crews for their hard work. He encouraged that the painting and signs be completed as soon as possible.

11. ADMINISTRATION REPORTS

Hanson stated that the Community that Cares Coordinator position will be opened and Weber Human Services will sit on the hiring board. Hanson also stated that fund raising for Terrace Day is on track. Council Member Brown stated that he will follow up on the boy scouts for the parade.
Harris gave a review on the Adams Ave. Project design. He stated that sewer and water lines will be put in along with new roads that will accommodate heavier traffic flows and last for many years.
He stated that the RFP process has begun for the design of the project. The firm chosen by the

182 panel is Civil Science. He stated that he has met with Civil Science as far as the scope of the
183 project and design. He stated that the process of vetting the design firm and negotiations on the
184 cost of the design is almost complete and will be brought back to Council at a July meeting.

185
186 Mayor Allen suggested that a door hangar be put on homes that are affected by the fire
187 restrictions before July. Lt. Burns suggested that the county may be able to send out a call to the
188 affected homes. Mayor Allen wanted to thank the staff publically for their hard work on city
189 projects. He stated that the staff is well respected in the county and by the Wasatch Councils for
190 their dedication and preparedness for the projects.

191

192 **12. UPCOMING EVENTS**

193 **June 15th: Terrace Day!!**

194 **June 18th: City Council and RDA Meeting 7:00 p.m.**

195 **June 27th: Planning Commission Meeting 7:00 p.m.**

196

197 **13. MOTION: ADJOURN INTO CLOSED SESSION**

198 Council adjourned into closed session for the following:

- 199 ○ To discuss the character, professional competence, or physical or mental health of an
200 individual.

201

**Motion by Council Member Shupe
Seconded by Council Member Jensen
To adjourn into closed session
Approved unanimously (5-0)
Roll call vote**

202

203

204

205

206

207 **13. ADJOURN THE MEETING: MAYOR ALLEN**

208 Mayor Allen adjourned the closed session and regular meeting at 9:08 p.m.

209

210

211

212

Date Approved

City Recorder