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# City of Washington Terrace

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Minutes of a Regular City Council meeting  
Held on February 18, 2020  
City Hall, 5249 South 400 East, Washington Terrace City,  
County of Weber, State of Utah

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**MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT AT WORK SESSION**

- Mayor Mark C. Allen
- Council Member F. Carey Seal
- Council Member Blair Brown
- Council Member Larry Weir
- Council Member Scott Barker
- Council Member Jeff West
- Operations Supervisor Denzil Remington III
- City Recorder Amy Rodriguez
- City Manager Tom Hanson
- Lt. Butler, Weber County Sheriff

**Others Present**

None

**1. WORK SESSION 5:00 P.M.**

**Topics to include, but are not limited to:  
Compensation Review**

Rodriguez presented each department’s total compensation value (TCV) to Council, explaining that the TCV encompasses wages, retirement, FICA, and insurance. She stated that the Compensation Committee met in January to review the numbers and process. She noted that there are 3 new positions in the Public Works Department (Assistant Public Works Director, Foreman, and a Building Maintenance Custodian). She stated that one position has been deleted from the Department. Rodriguez stated that the increases in insurance is only an estimate, but will receive the actual amounts next month.

**Truth in Taxation**

Hanson explained the OTIS II funding. He stated that a GO bond funded the first OTIS project. Hanson stated that the bond is set to go away this year. Hanson stated that we are trying to keep our tax level so that the burden to the residents will be the same. We will have an advertisement for the Truth and Taxation so that we can capture the funding for operations to keep level of service, while keeping the tax burden to the residents the same. Hanson stated that there will be the same process as last year, while leaving the burden flat.

Hanson stated that we need to get the information out to residents soon. He wanted to make sure that this is the direction that Council approves. Hanson stated that a lot of the money with the truth and taxation will be used for OTIS II. He stated that we are seeing pressure in the General Fund for operational expenses (sheriff contract, maintenance General Fund Obligations). Hanson stated that he wants it to be clear that the truth and taxation is not for compensation. Council Member Barker stated that if we are hiring new employees and increasing wages, there will be a problem among residents accepting this. He

49 stated that if the funds are going back into infrastructure, then residents will be more accepting. He wants  
50 to make sure that OTIS II will be finished to completion. Hanson stated that it is not a full remove and  
51 replacement as OTIS I because we would not be able to afford it. Hanson stated that we are trying to  
52 manage it in a way that keeps us in a high level of accountability, conceding that there will always be  
53 more work to be done down the road. Mayor Allen stated that we would like to keep our position in the  
54 tax area, and possibly lowering it in the future.

55 Hanson anticipates that some type of bond will be needed.

56 Council Member Barker stated that the hard part is that this is going to be considered a tax, even though  
57 the amount will stay the same for the resident. Hanson stated that a key point is replacing one with the  
58 other so it is basically a wash. Hanson stated that if we do not do the tax increase, the OTIS II project will  
59 show up in a utility rate increase.

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

62 Mayor Mark C. Allen

63 Council Member F. Carey Seal

64 Council Member Blair Brown

65 Council Member Larry Weir

66 Council Member Scott Barker

67 Council Member Jeff West

68 Public Works Supervisor Denzil Remington

69 Storm Water Manager Kuyler Thompson

70 City Recorder Amy Rodriguez

71 City Manager Tom Hanson

72 Lt. Butler, Weber County Sheriff

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74 **Others Present**

75 Amy Miller, Ulis Gardiner

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77 **2. ROLL CALL**

**6:00 P.M.**

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79 **3. PLEDGE OF ALLEGIANCE**

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81 **4. WELCOME**

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83 **5. CONSENT ITEMS**

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85 **5.1 APPROVAL OF AGENDA**

86 **5.2 APPROVAL OF FEBRUARY 4, 2020 MEETING MINUTES**

87 Items 5.1 and 5.2 were approved by general consent.

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89 **6. CITIZEN COMMENTS**

90 There were no citizen comments.

91

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

94 Hanson stated that he has some comments for Jeff Montague concerning the citizen comments from the  
95 last meeting concerning renewable energy.

96 He stated that he will continue to deliver information to the Mayor, Council, and staff that affects the City  
97 operations. Hanson stated that Staff and council will and does consider items as they are presented. Some  
98 items are of a nature that need follow-up and consideration while others do not. Generally, items brought  
99 to the council are of a question and answer nature or clarification item and need no further input. Other  
100 items like renewable energy are of the nature that require research to determine the best decision for the  
101 residents. In this case, and in virtually all “opt-out” programs presented in the past -- the city has voted to  
102 decline such an offer because of the invasive nature of opt-out programs.

103 Hanson outlines several initiatives that the City uses including Alternative energy,  
104 Active Transportation, Dust and air pollution, Clean Water Regulations, Water Conservation:  
105 Irrigation Water Conservation: The city will continue to require water meters to be installed on all new  
106 construction projects. The requirement for secondary water metering has become a state requirement at  
107 this time.

108 Hanson stated that rushing legislation is a bad idea. Council Member West stated that the resolution was  
109 only driven because Rocky Mountain Power was starting to take away incentives.

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111 Council Member Seal asked if the curb and concrete replacement program has started and would like a  
112 monthly update as to where it is done, and what is scheduled. Hanson stated that 100 percent of the  
113 \$20,000 has been completed. The next capacity will not be able to be started until next fiscal year  
114 (20-21). Hanson stated that the worst of the replace and cut has been taken care of and we can easily be  
115 sent out in a GIS report. Council Member Brown stated that we did all we could do based on weather. He  
116 stated that the list has been prioritized and it will start out back again when able. Hanson stated that we  
117 used all our budget capacity.

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119 **8. NEW BUSINESS**  
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121 **8.1 MOTION/ORDINANCE 20-03: AMENDING CHAPTERS 19.22, 19.23, AND 19.24**  
122 **“STORM WATER RE-ENACTED”**

123 Hanson introduced Kuyler Thompson, our storm water manager, to Council. Thompson stated that the  
124 ordinance is prompted by a new requirement called Low Impact Developments (LID). He stated that the  
125 storm water ordinance was repealed and re-written by our engineers. He stated that the City can require  
126 contractors to use any of the five methods to implement the LID’s. He stated that the more we can keep  
127 storm water close to where the rain falls, the better water quality we will have. Thompson stated that the  
128 contractors must calculate how much storm water they can retain on site. This is a new sentence added to  
129 the ordinance. Thompson stated that we must approve the ordinance to be in compliance. Thompson  
130 stated that the EPA is allowing Utah to govern this law as long as they stay in EPA requirements.  
131 Council Member Brown asked if there is consideration for type of soil. Thompson stated that it would  
132 depend on feasibility. He and the engineers will develop a standard as to what type of soil will be under  
133 the ground.

134 **Motion by Council Member Barker**  
135 **Seconded by Council Member Weir**  
136 **To approve Ordinance 20-03**  
137 **Amending chapters 19.22, 19.23, and 19.24**  
138 **‘Storm Water Re-Enacted’**  
139 **Approved unanimously (5-0)**  
140 **Roll Call Vote**

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144 **8.2 MOTION/ORDINANCE 20-01: AMENDING CHAPTER 17.10 REGARDING**

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**IN-FILL DEVELOPMENT REGULATIONS**

Hanson stated that this ordinance will fill in gaps on details needed to take place for infill developments. Some of the changes include snow removal, and escrow information. He stated that it received the Planning Commission recommendation for approval.

**Motion by Council Member West  
Seconded by Council Member Brown  
To approve Ordinance 20-001  
Amending Chapter 17.10  
Regarding In-Fill Development Regulations  
Approved unanimously (5-0)  
Roll Call Vote**

**8.3 MOTION/ORDINANCE 20-02: LAND USE ADMINISTRATION AND SIGN AMENDED.**

Hanson stated that the ordinance was written solely for real estate businesses. The Planning Commission stated that they would like it to apply to all aspects to signage for all businesses, and not specifically just for real estate signs. Hanson stated that he agrees, stating that it should be addressed in our current ordinance to include a more broad based approach.

Hanson stated that staff is not recommending the passage of this ordinance at this time. Council Member Brown stated that we are not against real estate agents, and would like it to apply to all signs.

**Motion by Council Member Weir  
Seconded by Council Member Barker  
To deny the ordinance at this time and  
Bring it back re-worked into a new ordinance  
Approved unanimously (5-0)  
Roll Call Vote**

**9. COUNCIL COMMUNICATION WITH STAFF**

Council Member Barker asked how the infill properties are coming along. Hanson stated that they are moving along, with growth within the City. Hanson stated that Meibos will be taking care of inspections, with some help from Riverdale and Marriott-Slaterville.

Council Member West stated that he heard from a South Ogden Council Member as to how impressed she is with all the new development in the City.

**10. ADMINISTRATION REPORTS**

Hanson stated that he is filling in for code enforcement until we can find a replacement for Monroe. Hanson asked for a count for the Extreme Home Makeover viewing party. All Council Members would like to attend. Hanson reminded Council to have their email addresses set up. Hanson stated that staff is working on budgets this week. Hanson stated that he and the Mayor have been working with the Library to clear up ground ownership and discuss the snow plowing at the parking lot. Hanson stated that they also discussed the sewer line. Hanson stated that the service line warranty is fully functional.

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**11. UPCOMING EVENTS**

- February 17<sup>th</sup>: City Offices closed for President's day
- February 18<sup>th</sup>: Council Work Session 5:00 p.m. (TENTATIVE)
- February 18<sup>th</sup>: Council Meeting 6:00 p.m.
- February 28<sup>th</sup>: Planning Commission (TENTATIVE)

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

Mayor Allen adjourned the meeting at 7:12 p.m.

**13. WALKING TOUR: COUNCIL WILL TAKE A WALK-THROUGH TOUR OF THE PUBLIC WORKS FACILITY AND FLEET LOCATED AT 575 EAST 5600 SOUTH**

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**Date Approved**

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**City Recorder**