

City of Washington Terrace

Minutes of a Regular City Council meeting
Held on February 19, 2019
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT AT WORK SESSION

Mayor Mark C. Allen
Council Member Scott Monsen
Council Member Blair Brown
Council Member Larry Weir
Council Member Scott Barker
Council Member Jeff West
Finance Director Shari' Garrett
City Recorder Amy Rodriguez
City Manager Tom Hanson
Lt. Jeff Pledger

Others present

1 WORK SESSION

5:00 P.M.

Topics to include, but are not limited to:

- Changes to the Pay Compensation plan
- Law enforcement contract

Hanson presented the tentative contract numbers from the Weber Sheriff's Office, stating that the amount is based on 50 percent population and 50 percent calls for service. He stated that the General Fund pays for expenses. He stated that the contract cities list has not changed. He stated that they are all on the 50/50 calculation. He stated that Washington Terrace's contract has increased 1.5 percent from last year.

Rodriguez presented the FY 19-20 Pay Plan analysis to Council. She stated that the Compensation Committee met in January and reviewed the formulas and analysis. Rodriguez noted that the Pay Plan language was modified in the Policy and Procedures manual to include the market adjustments to -5% for certain conditions.

Rodriguez stated that the city is looking to start an Opt-out Incentive Program for insurance, stating that it would be a benefit to the city as well as the employee. The city saves money on their share of the premium, and the employee would receive a benefit of possibly 30 percent of the premium.

The tentative budget will include the budgeted numbers as presented.

MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT AT WORK SESSION

Mayor Mark C. Allen
Council Member Scott Monsen
Council Member Blair Brown
Council Member Larry Weir
Council Member Scott Barker
Council Member Jeff West
Finance Director Shari' Garrett
Fire Chief Kasey Bush
Captain Clay Peterson
City Recorder Amy Rodriguez
City Manager Tom Hanson
Lt. Jeff Pledger

Others present

Charles and Reba Allen, Darin Terry, Lia Peterson, Joy Izat, Jeff Holden, Rodney Frew, Amy Miller, Ulis Gardiner, Matt McConkie, Kent Wilkerson, Karen Miller

2. ROLL CALL

6:00 P.M.

3. PLEDGE OF ALLEGIANCE

4. WELCOME

5. CONSENT ITEMS

5.1 APPROVAL OF AGENDA

5.2 APPROVAL OF FEBRUARY 5, 2019, MEETING MINUTES

Items 5.1 and 5.2 were approved by General Consent.

6. CITIZEN COMMENTS

Resident Darin Terry- 88 West Ridgeline- stated that he believes that the law enforcement officers do not do enough to protect the children and residents from speeders. He stated that he has requested many times that officer's need to radar that road and he was told that it was not a thorough far. He stated that he agrees that they should be by the school zones, but when school is in session, they need to be all around the city. He stated that there are four locations that are guaranteed to have officers sitting there, however, he feels that they should be spread out throughout the city.

Business Owner Rodney Frew- 1962 E 52 East, Layton- stated that his business (Hair and Nail Salon) had an unfortunate incident with a water leak. He stated that he was charged Water and Sewer charges for the leak at an astronomical rate. He stated that his water did not go down the sewer line and therefore he does not feel that he should pay for the sewer charge. He asked Council to consider a set regulated fee. He asked Council to consider a credit on his account.

Home Owner Association representative Joy Izat, heard a rumor that HOA's will be responsible for their fire hydrants and wanted to know if there was truth to the rumor. She stated that the homes across the street would be using her fire hydrant and it is on city property.

Resident Tim Kutz- 4325 S 175 E- asked if the Council would be interested in information concerning backyard chickens. He is interested if the Council would consider the issue again.

7. COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN COMMENTS

Hanson stated that because of the limited space in backyards in the area, the Council has not been too comfortable changing the ordinance. Mayor Allen stated that small lots have been the main concern of Council. Council Member Barker stated that the Council has received information and he would be willing to share it with Mr. Kutz.

Hanson stated that he has spoken to Mr. Frew concerning the sewer charge. Hanson stated that we have been consistent with the way the city charges for water and sewer. Hanson stated that the Council reviewed a flat rate cost last year during the budget process. It was determined that consumption was the most reasonable way to pay the bill that we receive from the sewer district. He stated that he does not have statutory leniency to change the way we bill.

Council Member Brown stated that he is greatly against the way the city currently charges for money that doesn't go down the sewer line. He stated that it is charged all after the fact. He stated that the city should consider an alternate way instead of hiding behind a statue. He stated that he agrees with Mr. Frew that in certain instances, Hanson should be able to make the ruling based on the case.

Council Member Monsen stated that we don't bill the water with the intent of making money. He stated that we bill the water to pay the water bill that we receive and to operate the system.

Council Member Monsen stated that he would be alright with looking at a way to give Hanson authority in isolated instances, while remaining focused as determining as what the instances would be.

Council Member West stated that he would entertain a discussion as to give authority to Hanson to make the decision to waive the charges.

Council Member Weir stated that he has had a similar circumstance and agrees that Council should look at alternatives.

Hanson stated that he will do whatever Council would like, however, he stated that there may be nebulous information as to where the water went to, and clear parameters must be set as to what type of credit he would be able to give. Hanson stated that we don't make a profit on water, however, we must make sure that we can manage the operations on the back end of the water charge. Hanson stated that Public Works does a lot of meter appointments. Council Member Brown stated that he understands that a flat rate is too far up, but stated that it would be more customer friendly to allow Hanson to review the cases and help a citizen who has had an issue with the water. Mayor Allen stated that he agrees that the Council could set some parameters for cases of emergencies.

Hanson stated that fire hydrants within a PUD, or HOA, are owned and maintained by the PUD, per city ordinance. Hanson will research to see if the hydrant is on city property.

Hanson stated that 5600 South has been a concern for some time. He stated that is one of the reasons that the speed radar sign has been put up in that area. Hanson stated that he knows that a lot of citations have been written to those who have been parking on the street during the winter parking time frame. Hanson stated that we have actively been enforcing the winter parking ordinance. Mayor Allen stated that he agrees about the winter parking violations and has given many addresses to the Code Enforcement

Officer. Council Member West would like to address the escalation of repeat offenders.

8. NEW BUSINESS

8.1 MOTION: RE-APPOINTMENT OF PLANNING COMMISSIONERS

Mayor Allen stated that he has spoken to Commissioners Scott Larsen and Dwight Henderson and they would like to serve another 4 year term on the Commission.

**Motion by Council Member West
Seconded by Council Member Barker
To re-appoint Commissioners Larsen and Henderson
As Planning Commissioners
Approved unanimously (5-0)**

**8.2 MOTION: FINAL APPROVAL OF THE HARVEST POINT TOWN HOMES
SUBDIVISION LOCATED AT 114 EAST 5000 SOUTH**

Hanson stated that the Harvest Point Town Homes Subdivision is located where the record-breaking pumpkin patch was located. Hanson stated that this subdivision is a direct result of the work that Council has done concerning in-fill properties. The subdivision meets the requirements of the in-fill ordinance. Hanson stated that the approval would be for the subdivision and the Development Agreement. Hanson stated that the fit and finish would be appealing and would fit in well with the community.

Hanson stated that these would be town homes and sold separately. He stated that they are not rental properties. Hanson clarified that they would be dedicated public roads. The owner Matt McConkie stated that there is a typo on the mylar stating that the roads are private. They will have that corrected before it is recorded.

**Motion by Commissioner Monsen
Seconded by Commissioner Brown
To approve the Harvest Point Town Homes
Subdivision located at 114 East 5000 South
With the caveat that the mylar is corrected to
Show public roads and not a PRUD
Approved unanimously (5-0)**

**8.3 MOTION: FINAL APPROVAL OF THE LAKER 88 SUBDIVISION LOCATED
AT 242 EAST 5000 SOUTH**

Hanson stated that the subdivision of an existing property that has room for a unit to be built on the property. Hanson stated that it has been given a favorable recommendation from Planning Commission to proceed.

**Motion by Commissioner Weir
Seconded by Commissioner Monsen
To approve the Laker 88 Subdivision
located at 242 East 5000 South**

Approved unanimously (5-0)

8.4 MOTION/RESOLUTION 19-04: INTERLOCAL AGREEMENT FOR THE DEVELOPMENT AND MANAGEMENT OF THE BONNEVILLE CONE COMMUNITIES THAT CARE PROGRAM

Hanson stated that the majority of the funding for the Program is provided by federal grant Monies. He stated that the cities in the Program contribute an amount to help the Program run. Hanson stated that the Program has been doing a lot of good in the Community and has helped curb some of the problems with juveniles in the community.

Mayor Allen stated that there have been a lot of good volunteers in the Program. Hanson stated that Weber Human Services are the managers of the Program for Bonneville. Hanson stated that the amount to contribute is proportionate to population. Hanson stated that the time commitment is minimal.

**Motion by Commissioner Barker
Seconded by Commissioner West
To approve Resolution 19-04
Interlocal for the development and management
Of the Bonneville Cone Communities that Care Program
Approved unanimously (5-0)
Roll Call Vote**

8.5 DISCUSSION/ACTION: COUNCIL TO GIVE DIRECTION ON FIRE DEPARTMENT STAFFING FOR THE TENTATIVE BUDGET

Hanson stated that he and Chief Bush have worked on Fire Management for a while.

Hanson stated that the “why” comes down to having the staffing that we need to respond to emergencies, and to recruit and retain firefighters.

Hanson stated that the consolidated system could work, however, it would cost much more to do it that way. Hanson stated that Chief Bush has been working on the impact to our city budget for two options, if any. Hanson stated that the options come down to stay with the two man crew that we have now, but heighten the ability to recruit and retain.

Hanson stated that the other option would be a 3 man crew, which would allow for Automatic Aid and to function as a full fire staff.

Hanson stated that there would be an increase of 113,000 for a two man option.

Hanson stated that there would be an increase of 253,000 for a three man option.

Hanson stated that we would be able to retain our status of volunteer and pay a stipend per shift.

Mayor Allen stated that the three options are stay current, an increase of 30 percent, or an increase Of 46 percent.

Hanson stated that no matter which direction is decided, the question would be how to pay for it.

Hanson stated that we do not have new growth, so the option would have to be through taxes.

Hanson stated that we would have been paying a lot more to consolidate and we would have lost our ambulance service.

Hanson stated that we are having a hard time to have all the shifts covered. He stated that we are at a critical need to cover our shifts. Hanson believes that if we change the amount of our stipend, we would have more applicants who would come on board.

Hanson stated that there will be tax increases back to back to maintain the change in the department.

Chief Bush stated that we are looking at \$93.00 property tax increase per year.

Council Member Brown stated that he feels that this has little to do for fire, and wanted to know if a third person would really help during a medical.

Bush stated that it would, noting that you need to switch out persons every 2 minutes during chest compressions and a third person will be able to switch out with the other people on the team.

Bush stated that it is difficult on regular medicals. He stated that currently only one person is left With the patient while the other is tracking down medical records, etc.

Bush stated that fire calls are the most lost and cause the most liability for the city. He stated that having The automatic Aid will decrease the liability for the City.

Bush stated that the battalion chief from Ogden will continue to come out on calls. This would not change that.

Council Member Mosen stated that we have an obligation to provide the best service that we can provide while staying within our ability to pay. He stated that the Automatic Aid is what pushing his feeling to support the 3 man crew over the top. He stated that although he doesn't want a tax increase, he is in favor of the three man crew.

Hanson stated that by the National Fire Association, if we have three man crew, we would be in Automatic Aid. Automatic Aid allows automatic support from surrounding cities, and we would Provide Aid to them as well. Hanson stated that we struggle for fire response. He stated that we Ask for dispatch for help at times, and that can take time for the support to arrive.

Hanson stated that he recognizes that we are not in a particularly affluent area. He stated that staff and Council would not even look at these options unless it was critical. He stated that one of the core functions of a city is to provide safety to the residents.

Council Member West agrees that the elevated level of service is what we need to provide to the residents. Council Member Brown stated that he does agree with Council Members Mosen and West to support a three man crew, however, he noted that he is done and does not want to hear that we need another fire truck or any other concerns from the Fire Department.

Hanson stated that staff is not going into this lightly. He stated that we will be one of the higher tax rates in the county.

Mayor Allen stated that he does not like raising taxes, however, he agrees that the most important thing is safety. Mayor Allen stated that Council very rarely asks for tax increases. He stated that he has pulled up his property taxes from 2000 and from 2018, and notice that in 18 years he is only contributing 31 dollars more to Washington Terrace.

Council Member Mosen stated that we are not asking for a Cadillac service. He believes that we are upgrading from an inadequate system so that we can be adequately protected.

Council Member Weir stated that without medical there to help the nursing home he was involved in, there would have been one to two more deaths a year. He stated that for 10 dollars a month, the piece of mind of knowing that help would be there quicker, is worth it.

Mayor Allen stated that to raise taxes, the city would have to go through truth and taxation.

Hanson stated that he would like to do a work session for truth and taxation so that Council is very clear on how truth and taxation works. Hanson stated that he will work hard to educate on the "why" and what the costs will look like for the property taxes. Hanson realizes that Council will receive pressure not to move forward. He stated that if Council wants to increase service, but would not like to raise taxes, they should consider what we will have to stop doing to fund it. Hanson stated that the General Fund funds Fire, Law Enforcement, and Recreation.

**Motion by Commissioner Mosen
Seconded by Commissioner Barker
To direct staff to proceed**

**looking at the 3 person crew
with the stipend option in the pay plan
Roll Call Vote
Approved Unanimously (5-0)**

9. COUNCIL COMMUNICATION WITH STAFF

Council Member Monsen asked for the heater in the court chambers to be fixed. He also stated that there is a bad pothole on the corner where you turn into the City by the golf course off of Washington.

Council Member Brown thanked staff for all the work behind the scenes. He stated that Gina is an all star.

Council Member Barker asked if there is any advantage in getting the boys and girls club into the City. Hanson stated that he does not know enough about it to give an educated opinion. He stated that we do not have any funds to contribute. Council Member Barker asked that we have the tour set up with the First Methodist Church. Hanson stated that governments cannot sponsor a Boy Scout troupe.

Mayor Allen stated that he attended a CDBG meeting today and the City was successful in obtaining the Funds in the total of \$250,000 for our projects.

Hanson stated that we also received \$250,000 in RAMP grants for the parking lot project.

Hanson stated that through grants the City does all it possibly can to help alleviate costs to residents.

10. ADMINISTRATION REPORTS

Hanson offered up some dates for the Truth and Taxation training. He will follow up with an email as to the best dates.

11. UPCOMING EVENTS

February 28th: Planning Commission 6:00 p.m.

March 5th : City Council Work Session 5:00 p.m.

March 5th: City Council Meeting 6:00 p.m.

March 19th: Terrace Days Meeting 5:00 p.m.

March 19th: City Council Meeting 6:00 p.m.

March 28th: Planning Commission Meeting 6:00 p.m.

12. ADJOURN THE MEETING: MAYOR ALLEN

Mayor Allen adjourn the meeting at 8:06 p.m.

13. WORK SESSION (Continuation if needed) : (To follow the regular meeting)

The Work Session was not needed.

Date Approved

City Recorder