

# City of Washington Terrace

Minutes of a Regular City Council meeting

Held on March 6, 2018

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

City Manager Tom Hanson

Finance Director Shari' Garrett

Public Works Director Steve Harris

City Recorder Amy Rodriguez

### **1. WORK SESSION: REVIEW OF THE CAPITAL PLAN PRIORITIZATION AND GOAL SET**

Hanson updated Council on a water main break that occurred this afternoon. The company that was boring in the area broke one of our two main lines. Harris stated that the crew was told to hold off on boring until the area could be "potholed" to see where the line was. The line was broken. Hanson stated that an alert was sent out. The Public Works crew is working the incident.

Harris stated that Council had previously viewed the streets listed in the Capital Improvement Plan to see their condition and street life for the infrastructure. Harris stated that Public Works job is to maintain infrastructure and Capital Facilities. Harris stated that they are working on fire hydrant maintenance. He stated that it is less inexpensive than replacing an entire hydrant.

Harris gave Council plans of the infrastructure.

Harris stated that the water valves in the streets are of most concern to him at this time. He stated that many of the valves have not been maintained since they were put in over 50 years ago. He stated that many are not working. Harris stated that it is costly. Harris stated that there have been instances where the fire hydrant was opened and it did not work. He stated that they are working on a program where all the hydrants work and are maintained. Harris stated that the Capital Improvement Plan was handed out at the Council retreat that was held in November. Harris stated that the plan is laid out in five year estimates so that money can be put aside to complete the projects.

Harris stated that the Capital Facilities Plans speak on the systems in the city, mandated requirements, monies allotted for the operations, and future plans for they systems. He stated that there are also a list of projects listed in the backs of the booklets. He stated that some of the projects go back to 2000, however, they have not been done due to prioritization of projects that need to be completed. He stated that the list is updated to 2018, which includes the cost of the projects and the elements that are needed to complete the project.

Harris stated that the plans include Parks, Water, Storm Water, Sewer Water, and Capital Improvement Plans. Harris stated that OTIS II would probably take care of 30 percent of the projects listed in the plans. He stated that sidewalks, curbs, and gutters may also be included in the OTIS II project.

50 Mayor Allen noted that 3 million of the OTIS II money is 500 West, stating that the area is critical. He asked if  
51 any of that infrastructure helps the residents of Riverdale and can we partner with them. Harris replied that we  
52 received a yearly stipend from them for taking care of the road in that area, however, the roads are our  
53 responsibility. Hanson stated that they are using our pipes, however, Riverdale supplies their own water. Harris  
54 stated that we supply their storm water and some sewer water utilities.  
55 Harris stated that the boundary goes through the middle of the road. He stated that Riverdale gives us the whole  
56 B&C road funds for the entire road and we maintain the road.

57  
58 Harris stated that he is also concerned at the service life of the roads. He stated that road maintenance is very  
59 expensive. He stated that we have been able to do pretty well with grants for the roads, however, it is hard to  
60 keep them up to the higher remaining service life. Harris stated that all of the new meters are in the residential  
61 areas, however, there are still some commercial meters that need to be put in. He stated that they should be  
62 completed this year.

63  
64 Harris stated that we are hurting in the street name signs department. He stated that some have been stolen and  
65 some are hard to read. Harris stated that they will be installed this spring/summer. Harris stated that sections of  
66 the requirements were pushed back. Harris stated that we do not have special instrumentation to check on the  
67 retro-reflectivity. Harris stated the stop and yield signs, along with speed signs have been replaced. Harris stated  
68 that there is no time line on the street name signs, however, Harris stated that it is an important element and it  
69 should be completed as soon as possible.

70  
71 Garrett stated that the biggest problem is financing roads, stating that it is a major challenge. Garrett stated that  
72 we only have around \$300,000 a year to maintain roads. She stated that maintain the service life of the roads is  
73 probably twice to triple the amount. Mayor Allen stated that the gas tax was touted to help with this issue,  
74 however, we only receive a small percentage. Garrett stated that the local option, County imposed sales tax, is  
75 amounting to around \$80,000 a year. Garrett stated that most roads around the state are under-funded. Harris  
76 estimated that a million and a half dollars a year would be needed to keep all the roads up to service life. Mayor  
77 Allen stated that there are several cities that are proposing a road fee. He stated that it is a flat fee that would be  
78 on the utility bill. Mayor Allen stated that he is not a big fan of fees. Hanson stated that the state legislators have  
79 a problem because they said that it is a way to circumvent the truth and taxation process.

80  
81 Hanson stated that meter replacements is an area that is being focused on. He stated that having valves in place  
82 helped with the water main break this afternoon. Garrett stated that 2022 has some opportunities that will help  
83 tackle some of the issues of OTIS II. Harris stated that 500 West will be expensive because tubes will be needed  
84 to feed into the tank. He stated that some of the sewer line will need to be replaced in that area. Harris stated  
85 that trees and tree roots continue to be a problem, especially within the concrete pipes of the old sewer lines.  
86 Harris stated that one of the solutions is to put a lining in the pipes that are not damaged.

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88 Hanson stated that the plans are important considerations and the topic will be brought back to Council for more  
89 review and planning.

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

97 Mayor Mark C. Allen

98 Council Member Scott Monsen

99 Council Member Blair Brown  
100 Council Member Larry Weir  
101 Council Member Scott Barker  
102 Council Member Jeff West  
103 City Manager Tom Hanson  
104 Public Works Director Steve Harris  
105 Building Inspector Jeff Monroe  
106 City Recorder Amy Rodriguez  
107

108 **Others Present**

109 Charles and Reba Allen, Mike Lawrence, Dawn Lawrence, Bob Seele, Ulis Gardiner  
110  
111

112 **2. ROLL CALL**

**6:00 P.M.**

113  
114 **3. PLEDGE OF ALLEGIANCE**  
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116 **4. WELCOME**  
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118 **5. CONSENT ITEMS**  
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120 **5.1 APPROVAL OF AGENDA**  
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122 **5.2 APPROVAL OF FEBRUARY 20, 2018, MEETING MINUTES AND THE**  
123 **FEBRUARY 27, 2018, WORK SESSION MINUTES**

124 Items 5.1 and 5.2 were approved by general consent.  
125

126 **6. CITIZEN COMMENTS**

127 Resident Bob Seele -5151 S 300 W- stated that he has three addresses that he would like to submit as yards that  
128 need cleaning. He asked if the City can hire someone to clean up the yards. He submitted the addresses : 574  
129 W 500 S, 547 W 5175 S, 535 W 5175 S.  
130

131 Resident Mike Lawrence has been monitoring HB81 and is concerned that any home based businesses impact  
132 all homes around it. He stated that he is opposed how the senate is dictating how municipalities will run their  
133 business licenses. He stated that the bill lets individuals under 17 “free reign” to conduct business without a  
134 license. He urges Council to look into the situation.  
135

136 **7. COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN**  
137 **COMMENTS**

138 Hanson stated that HB 81 is a challenge for many cities throughout the state. He stated that he agrees that the  
139 state is over-reaching with cities on regulations. Hanson stated that there are a record number of bills this year  
140 running through the legislation process. Hanson stated that the state regulates how we do business on many  
141 issues. Hanson stated that we are concerned that there are businesses that we cannot regulate. Mayor Allen  
142 stated that the League of Cities and Towns has lobbied for the cities. Hanson stated that we are working as hard  
143 as we can and working the process, but sometimes there are forces that cannot be controlled. Hanson stated that  
144 there have been terrific successes this year.

145 Lawrence stated that he spoke with Representative Milner.  
146

147 Hanson stated that the City does not have a line item on the budget to clean up a home. Hanson stated that  
148 historically there was a process before where the City would clean up the yard and put a lien on the home.

149 Hanson stated that unfortunately, it was rare that the City would ever see the funds. Hanson stated that we do  
150 not have a process in place to pay for it. Hanson stated that there is a court process where the Judge can issue  
151 fines and also jail time if the property is not cleared up. Hanson stated that the City is working on being more  
152 strict and working with the judicial system. Mayor Allen stated that Inspector Monroe is familiar with the  
153 properties that he has brought to Council.

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155 **8. RECURRING BUSINESS**  
156

157 **8.1 DISCUSSION/MOTION ORDINANCE 18-01: AMENDING THE**  
158 **OFF-STREET PARKING REGULATIONS SET FORTH IN CHAPTER**  
159 **17.52.030 OF THE MUNICIPAL CODE**

160 Monroe stated that he is aware of the properties brought forth by Mr. Seely. He stated that he  
161 is moving forward with the properties.

162 Monroe stated that the ordinance has been modified from the previous version brought to Council.  
163 Monroe stated that the uses have been modified and outlined parking spaces for garage and service  
164 shops. Monroe stated that the parking lot standards have been modified. Council Member Monsen asked  
165 about Jensen Service and what it means for them. Monroe stated that they can have more parking because  
166 of their square footage. Monroe stated that they can have 10 parking spaces and an additional 5 for  
167 employees. He stated that they are allowed one tow truck. Mayor Allen noted that this ordinance does not  
168 allow for storing or salvage use. Monroe stated that if a business needs more parking, they are able to go  
169 through the conditional use process through Planning Commission.

170 Mayor Allen stated that this ordinance is not for just one business, it applies to all businesses.

171 Mayor Allen stated that the code is up to industry standards. The hand-striped parking stalls will need to  
172 be changed to comply with code.

173  
174 **Motion by Council Member Monsen**  
175 **Seconded by Council Member Barker**  
176 **To approve Ord. 18-01 amending**  
177 **The off-street parking regulations**  
178 **Approved unanimously (5-0)**  
179 **Roll Call Vote**

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181  
182 **8.2 DISCUSSION/MOTION ORDINANCE 18-02: AMENDING THE VARIOUS PARKING**  
183 **REGULATIONS SET FORTH IN SECTION 1.12.040 AND SECTION 1.12.040 OF THE**  
184 **MUNICIPAL CODE**

185 Monroe stated that this ordinance addresses general parking within the City. He stated that it addresses  
186 vehicles for sale and other merchandise. He stated that you cannot sell vehicles on a private parking lot  
187 without the approval of the owner. Monroe stated that if they receive the permission from the owner, they  
188 can come to Planning Commission and apply for a conditional use permit.

189 Council Member Monsen asked if it applies to one car. Monroe stated that it does.

190 Monroe stated that the ordinance describes what type of vehicle and weight limits are allowed in  
191 residential zones.

192 Monroe stated that the weight limit is at class 3, 14,000 pounds.

193 Monroe stated that the ordinance outlines vehicles that are allowed, as well as not allowed, in residential  
194 areas. He stated that the ordinance does not penalize people from bringing work trucks home, noting that  
195 some trucks, such as semi-trucks and tow trucks are not allowed if they are rated over 14,000 pounds.  
196 Monroe stated that the ordinance addresses where and how the vehicles can be parked on private property.  
197 He stated that they have to create adequate parking. Monroe stated that the exemption from the winter  
198 parking rule does not apply to commercial vehicles. Monroe stated that the Planning Commission wanted

199 to make sure that they did not take away the opportunity to bring work vehicles home and he feels that the  
200 ordinance accomplishes that.

201  
202 **Motion by Council Member Brown**  
203 **Seconded by Council Member Weir**  
204 **To approve Ord. 18-02 amending**  
205 **Various parking regulations**  
206 **Approved unanimously (5-0)**  
207 **Roll Call Vote**  
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209 **9. NEW BUSINESS**

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211 **9.1 DISCUSSION/MOTION: APPROVAL OF CITY COUNCIL DONATION TO**  
212 **BONNEVILLE HIGH SCHOOL**  
213

214 Hanson stated that the school has asked for a donation to the graduating class to help with their Alcohol free  
215 party. Hanson stated that we are suggesting that the student body officers stuff the eggs for the Easter Egg hunt.  
216 Council Member Monsen stated that it is well worth it and is in favor of donating to the party.

217  
218 **Motion by Council Member Barker**  
219 **Seconded by Council Member West**  
220 **To approve the annual donation to**  
221 **Bonneville High School**  
222 **Approved unanimously (5-0)**  
223

224 **10. COUNCIL COMMUNICATION WITH STAFF**

225 Mayor Allen stated that Rocky Mountain Power has approved a three year rate freeze.  
226 Mayor Allen stated that the Ogden YCC Family Crisis Center will be coming to ask for donations to the  
227 program. Mayor Allen stated that it is an important program and would like to see the City donate if it is  
228 possible. They are asking for \$4,000 from our City.  
229 Mayor Allen stated that he and Council Member West have been reviewing the City wide compensation plan  
230 and asked staff to provide some information needed for their assignment.

231  
232 **11. ADMINISTRATION REPORTS**

233 Hanson stated that staff is working on ordinance review concerning nuisance issues.  
234 He stated that the budget is being prepared and more work sessions are scheduled.  
235 Hanson stated that the contract with Republic is coming up for review.  
236

237 **12. UPCOMING EVENTS**

238 March 20<sup>th</sup>: Terrace Days Planning Meeting 5:00 p.m.  
239 Mar 20<sup>th</sup> : City Council Work Session 5:30p.m.  
240 Mar 20<sup>th</sup>: City Council Meeting 6:00 p.m.  
241 Mar 29<sup>th</sup>: Planning Commission 6:00 p.m.  
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243 **13. ADJOURN THE MEETING: MAYOR ALLEN**

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245 Mayor Allen adjourned the meeting at 7:08 p.m.  
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249 **Date Approved**

**City Recorder**

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251 **14. ADJOURN INTO RDA MEETING**

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