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8 **City of Washington Terrace**

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

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

- 10 Mayor Mark C. Allen
- 11 Council Member Scott Monsen
- 12 Council Member Blair Brown - Excused
- 13 Council Member Larry Weir
- 14 Council Member Scott Barker
- 15 Council Member Jeff West
- 16 Finance Director Shari' Garrett
- 17 Public Works Director Steve Harris
- 18 City Recorder Amy Rodriguez
- 19 City Manager Tom Hanson

20 **Others Present**

21 Jennifer Hanson, Josh Nielson

22  
23 **1 WORK SESSION 5:00 P.M.**

24 **Topics to include, but are not limited to:**

- 25 - Property taxation process training

26 Garrett introduced Jennifer Hanson and Josh Nielson from the State Tax Commission to discuss property  
27 tax, stating that there are major budget issues concerning property taxes on the upcoming budget.

28  
29 J. Hanson stated that there is 14 percent property tax for Washington Terrace City, which is low. The  
30 average for other cities is 18 percent. She explained that 14 percent of the City revenue is property tax.  
31 She stated that it is a stable source of revenue. J. Hanson stated that it is stable, but can be a problem  
32 because the amount does not keep up with inflation. She stated that the tax rate is a vehicle to get us the  
33 revenue that we had last year. Garrett clarified that South Ogden and Ogden have chosen to maintain, or  
34 hold, their rate over the last few years. Hanson stated that the tax rate does not really matter, it is the  
35 revenue that counts. J. Hanson suggested a companion ad to explain what the revenue will be used for.  
36 She stated that this is a good way to educate the public as to why there is a tax rate. Property taxes are  
37 based on property value. J.Hanson stated that this notice can also be broken out on the tax notice. This is  
38 a new process. J. Hanson stated that it was legal to put a companion ad in the paper next to the T&T ad.

39  
40 J. Hanson stated that our rate will decrease when the GO bond goes away. She stated that if we want to  
41 maintain the revenue, we would have to increase rates. Garrett stated that we would like to capture the  
42 same amount once the GO bond goes away. J. Hanson stated that T&T meetings go better when there are  
43 small increases over periodic times, rather than a large amount all at once. J. Hanson recommended  
44 raising taxes more frequently and do a companion ad to explain the increase.

45  
46 J. Hanson stated that the auditors are required to look at properties every year and adjust the values  
47 accordingly. She stated that every five years they do an extensive specific property review and adjust.

48  
49 J. Hanson stated that property values are known to decrease. She stated that there is an issue with holding  
50 the rate because if the valuation rates decrease, the city would have to increase taxes to capture the  
51 revenue from the year before. Hanson asked what would be the best way to describe capturing the  
52 revenue to residents. J. Hanson stated that it is an education issue, and just be forward with what we  
53 need and what we want to do with the revenue. She suggested explaining inflation issues.  
54  
55 Nielson stated that going through the T&T process cost the city money so it may not be the best thing to  
56 do every year. Mayor Allen stated that his property tax has only increased \$30 in the last 18 years.  
57  
58 Nielson stated that he has been trying to train people to come to Council meetings to see and understand  
59 where the taxes are going and to see that the people spending the taxes are being fiscally responsible.  
60 J. Hanson stated that the ones who do not do well are the ones who wait too long in between tax increases  
61 and then they increase too much.  
62  
63 J. Hanson stated that the stated legislature froze the tax rate for 5 years, and to be prepared that the state  
64 taxes will now be raised for the next five years to capture the funding for education.  
65  
66 Council Member Barker asked if the Fire issues should be broken out on the valuation notice. Garrett  
67 stated that she needs to work through how to break it out on the notice if we feel that it is necessary.  
68 Hanson stated that there is an advantage to keep the flexibility on the accounts.  
69  
70 Mayor Allen stated that when the GO bond runs out, there will be a large increase in taxes to capture the  
71 revenues that the GO bond had brought into the City. The goal is to keep the amount of revenue the  
72 same so that it is a “wash” for the residents.  
73  
74 Nielson reminded Council that the RDA funds will be coming to an end within the next few years.  
75 Garrett stated that there will be significant increases within the next 3 years. She stated that the next three  
76 years are critical to obtain the goal.  
77  
78 J. Hanson cautioned that it must be communicated that the citizens voted for a GO bond for a period of  
79 time and now it is over. She stated that the city would need to educate that public that it is not a tax  
80 increase because of a negative change. Neilson stated that you cannot say we are not raising taxes even  
81 if revenue remains the same, and that the revenue is what calculated the rate.  
82  
83 Hanson stated that the companion ad will have to explain what the rates are and why we need the  
84 funding.  
85  
86 Nielson stated that there have been several entities that misconstrued what was happening in the paper  
87 and the stated received many calls.  
88  
89 Hanson stated that his goal is to educate that residents on income, expense, this is where we are going  
90 and we want the residents to know.  
91  
92 J. Hanson stated that residents are looking for accountability and education is the best way.  
93  
94  
95

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

97 Council Member Scott Monsen  
98 Council Member Blair Brown - excused  
99 Council Member Larry Weir  
100 Council Member Scott Barker  
101 Council Member Jeff West  
102 Building Inspector Jeff Monroe  
103 Public Works Director Steve Harris  
104 City Recorder Amy Rodriguez  
105 City Manager Tom Hanson  
106 Lt. Jeff Pledger

107  
108 **Others Present**

109 Charles and Reba Allen, Amy Miller, Ulis Gardiner, Gary Klema  
110

111 **2. ROLL CALL**

**6:00 P.M.**

112  
113 **3. PLEDGE OF ALLEGIANCE**

114  
115 **4. WELCOME**

116  
117 **5. CONSENT ITEMS**

118  
119 **5.1 APPROVAL OF AGENDA**

120 Mayor Allen stated that the order of item 8.1 will be changed to accommodate the speaker.

121 **5.2 APPROVAL OF MARCH 5, 2019, MEETING MINUTES**

122 Items 5.1 and 5.2 approved by general consent.  
123

124 **6. CITIZEN COMMENTS**

125 Resident Gary Klema- 429 W 4629 S- stated that he does not see any more places in the city where we  
126 can grow. He asked if it gets to the point where there is constant tax increases, and water increases, if the  
127 Council would consider letting Riverdale, South Ogden, or the County take over the City. He stated that  
128 we do not have any more property to grow. He stated that one time grants build things that have to be  
129 maintained. He stated that he is more concerned with the money his is paying out rather than care about  
130 being dissolved out.

131  
132 **7. COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN**  
133 **COMMENTS**

134 Mayor Allen stated that the City tries to consolidate wherever we can, stating that the city consolidated  
135 with the County for law enforcement, which proved to be a tremendous saving for the City. He stated  
136 that it doesn't always work out that way, case in point, the Fire consolidation proposition. Mayor Allen  
137 stated that there was a vote to consolidate with the other two cities years ago, and the citizens voted it  
138 down. Hanson stated that one thing that we use grants for is maintenance of things that need maintaining  
139 and have to be done. He stated that the grants are a way of paying for projects that had to have happened  
140 regardless. He stated that the grants are used to maintain infrastructure without raising taxes for it.  
141 Council Member Barker stated that Council took the time to look into combing fire services with  
142 Riverdale and South Ogden and it turned out that it is more expensive to do so. He stated that combining  
143 does not always mean it is cheaper. Council Member Monsen stated that Riverdale and South Ogden

144 raise taxes as well. He stated that the Council is always looking for other options rather than raising  
145 taxes. Hanson stated that when you look to consolidate with other agencies, you must consider their  
146 appetite for spending. He stated that the city is accustomed to living within our means, it is hard to  
147 partner with someone who is looser with their spending.  
148

149 **8. NEW BUSINESS**

150  
151 **8.1 PRESENTATION: COMMUNITIES THAT CARE PROGRAM UPDATE**

152 Coordinator Leeann Povey noted that the program has brought in over a million dollars  
153 In grants to help the communities combat drug and alcohol abuse among local youth. She stated  
154 That they use various means to research and identify problems. She stated that the coalition addresses  
155 local problems that are going on. She stated that the coalition will be doing a  
156 Census with the local youths to identify issues that are occurring in the area. She stated that the coalition  
157 works on messaging to youth and parents of youths concerning alcohol and drug use.  
158 Council Member Monsen asked if the CTC works with the other groups. Povey stated that they have  
159 partnered with McKay Dee Hospital, among others to help educate on addictions. Council Member  
160 Monsen stated that when the CTC first approached the Council many years ago, he was skeptical, but he  
161 has since seen how it has been measured and is working. He stated that the statistics are encouraging.  
162

163  
164 **8.2 MOTION/ORDINANCE 19-01: NUISANCE ORDINANCE AMENDED**

165 Monroe stated that it was fund that some of the nuisances were not defined specifically enough to justify  
166 the violations. He stated that the ordinance was reviewed to be more specific on violations so that  
167 they can be properly prosecuted in a court of law. He stated that the vague descriptions were re-worked  
168 to be more specific and more enforceable. Monroe stated that the Planning Commission approved the  
169 Ordinance and it was reviewed and codified by the city attorney.  
170 Monroe stated that the ordinance also cross references other sections in the code and some language may  
171 be duplicated so that the code can be found in several locations.  
172 Mayor Allen stated that he appreciates the work that Monroe does, noting that the document is constantly  
173 changing. Mayor Allen stated that we just want the city to look nice and that we are not regulating more  
174 with the ordinance, we are just clarifying.  
175 Council Member Monsen stated that he has a problem with some of the language in violation 51, stating  
176 that he has a problem with the “watered and green” language, suggesting that it might say “as possible”.  
177 Monroe stated that the ordinance used to say that lawn must keep from being parched. Monroe stated  
178 that if there is a water shortage, we would not require the lawns to remain green. Monroe stated  
179 that he understands what Council Member Monsen is saying, however, he stated that part of the issues  
180 that he runs into is what does” keep lawns watered” means. He has been told by prosecutors to be  
181 very specific as to what watering means. Council Member Monsen stated that there will be times when  
182 it will not be feasible to water all the time. Council Member Weir stated that he agrees with Monroe,  
183 stating that he is glad we are putting some teeth into the ordinance.  
184 Council Member West pointed out a wording correction, which will be fixed before codification.  
185 Hanson stated that the changes are to be specific, feasible, and make people accountable. He stated  
186 that Monroe can support the ordinance because the violations are measurable.  
187 Mayor Allen stated that this ordinance allows Monroe to enforce the ordinances better. He stated  
188 that people have excuses many of the times, and this is a clear cut answer to those concerns.  
189  
190  
191

192 **Motion by Council Member West**  
193 **Seconded by Council Member Weir**  
194 **To approved Ordinance 19-01 to amend**  
195 **The Nuisance Ordinance with the noted changes**  
196 **Approved unanimously (4-0)**  
197 **Roll Call Vote**

198  
199 **8.3 MOTION: APPROVAL OF THE CONSTRUCTION CONTRACT FOR**  
200 **IMPROVEMENTS TO WATER TANK# 1 (2018 CDBG FUNDED PROJECT)**

201 Harris stating that staff is asking for approval to contract with Spindler Construction for upgrades  
202 to the water tank. Harris stated that Spindler completed the seismic upgrades to the tank last  
203 fall. Harris stated that the project includes the tank, the ladder, and a \$3700 contingency in case  
204 The ladder needs to be repaired. Harris stated that there are a few more projects needed to be  
205 done to the tank to complete the project, such as corrosion control and painting. Harris  
206 stated that the contractor has been approved by the State. Harris stated that this is a regulatory  
207 issue to put us in compliance so we may use the tank.

208  
209 **Motion by Council Member Monsen**  
210 **Seconded by Council Member West**  
211 **To award the construction contract for**  
212 **Improvements to Water Tank #1**  
213 **To Spindler Construction Corporation**  
214 **For \$47,479.30**  
215 **Approved unanimously (4-0)**

216  
217 **8.4 MOTION/RESOLUTION 19-03: TO APPROVE AN INTERLOCAL**  
218 **AGREEMENT WITH WEBER COUNTY ELECTIONS OFFICE FOR 2019**  
219 **MUNICIPAL ELECTION**

220 Rodriguez stated that the City would like to contract with Weber County again for election services. The  
221 county will provide the ballot process and tabulations as well as the poll workers. The city will still be  
222 in charge of the election process, filing noticing, campaign financing, among other duties. The election  
223 will be vote by mail, with 6 vote centers in the county, and our drop box out in the parking lot. The  
224 estimated cost is listed in the packet. It is highly likely that there will be a county question on the ballot,  
225 so she is expecting our costs to be cut in half.

226  
227 **Motion by Council Member Barker**  
228 **Seconded by Council Member Monsen**  
229 **To approve resolution 19-03 to approve**  
230 **The interlocal agreement with Weber County Elections for the 2019 election**  
231 **Approved unanimously (4-0)**  
232 **Roll Call Vote**

233  
234 **8.5 DISCUSSION/ACTION: CITY RECYCLING COST INCREASE AND POSSIBLE**  
235 **RESOLUTIONS**

236 Hanson stated that the City received a letter yesterday from Recycled Earth that the tipping fee  
237 was going to increase from \$ 36.80 to \$53.94 per ton. Hanson stated that Council has been very  
238 clear that we will not pay more than the tipping fee for refuse at the transfer station.

239 Hanson stated that we respect that many people like to recycle, however, if we continue

240 to increase the level of service to recycle, a fee schedule would have to be put in place. Hanson  
241 stated that we do not have the resources or budget item to pay the extra tipping fee. Hanson stated  
242 that the rate increase was not negotiated and we did not receive prior notice.

243 Hanson stated that he spoke to Reese DeMille at Republic Services as to what our options are

- 244 1. Discontinue recycling
- 245 2. Charge a fee to those who want to recycle
- 246 3. Contract services with another company for those who would like to recycle.
- 247 4. Take recycled materials in the short term to the transfer station and dispose of them  
248 With our regular waste.

249  
250 Hanson stated that there may be a way to incorporate recycling in the future, however, right now  
251 we do not have a funding source.

252 Hanson stated that the contract expired in November and has not been renewed. Council Member  
253 Monsen stated that we do not have a budget for this service. He stated that he feels that the cost  
254 of the product is outpacing the value.

255 Council Member Barker stated that people are going to want to give back the blue cans as soon  
256 as possible.

257 Hanson stated that given the current price, he would be in favor of allowing residents to contract with  
258 recyclable haulers on their own.

259 Hanson stated that sending the recyclables to the landfill at this time is buying time until the issue  
260 can be resolved. Hanson stated that we do not have a contractual obligation to take the recyclables  
261 to Recycled Earth.

262 Council Member West stated that it is a 47 percent increase and it needs to be explained to  
263 The residents through education. Council Member Monsen clarified that the recycling is not  
264 an extra charge to residents because the tonnage will be the same.

265 Mayor Allen stated that there is a \$17 increase per tonnage and it would have to be absorbed by some  
266 other fund this year, and then increase the budget next year. Mayor Allen reiterated that the Council has  
267 stated that we do not want to pay more for recycling than we do for garbage.

268 Council Member Weir stated that he recycles. He stated that some scout troops have recycling projects.  
269 He stated that there are many alternatives out there. He stated that he would like a breakdown of the  
270 materials.

271

272 **Motion by Council Member West**

273 **Seconded by Council Member Weir**

274 **To temporarily dispose of material at**

275 **The transfer station until a long term solution is found**

276 **Approved unanimously (4-0)**

277

## 278 **9. COUNCIL COMMUNICATION WITH STAFF**

279

280 Council Member Weir stated that the Grand Marshals for Terrace Days are happy to do it.

281 Mayor Allen stated that he noticed that the dead trees at Rohmer have been taken down.

282 Mayor Allen asked for an update on the emergency sewer usage problems.

283

## 284 **10. ADMINISTRATION REPORTS**

285

286 Hanson stated that lights that have full power have been replaced. It was determined that we only have  
287 one leg of power, which accounts for the blinking and non-working lights. Staff has not been able to

288 identify where the break in the line for feeding the power is coming from. Hanson stated that we are  
289 missing junction boxes for the lights.  
290  
291 Hanson stated that staff is working on sewer credit options if it can be clearly proven on where the water  
292 went to. He stated that it may be challenging to justify the credit if staff has not seen the cause and effect.  
293  
294 Hanson stated that the security system at Rohmer Park are being worked on.  
295  
296 Hanson stated that it is not too late to sign up for the EMI emergency training at the hospital.  
297  
298 Hanson stated that the bid for the construction at the parking lot at Rohmer Park will be going out soon.  
299  
300 Hanson spoke about a property owner who states that we are overcharging them for ERU's. An error was  
301 found and we credited them the difference for 3 months back into their account. Commercial properties  
302 are now being audited.  
303

304 **11. UPCOMING EVENTS**

305 **March 28<sup>th</sup>: Planning Commission Meeting 6:00 p.m.**

306 **April 2<sup>nd</sup>: Work Session 5:00 p.m.**

307 **April 2<sup>nd</sup>: City Council Meeting 6:00 p.m.**

308 **April 16<sup>th</sup>: Work Session 5:00 p.m.**

309 **April 16<sup>th</sup>: City Council Meeting 6:00 p.m.**

310 **April 24-26<sup>th</sup> ULCT**

311 **April 25<sup>th</sup>: Planning Commission Meeting (tentative) 6:00 p.m.**

312  
313 **12. ADJOURN THE MEETING: MAYOR ALLEN**

314 Mayor Allen adjourned the meeting at 8:08 p.m.  
315  
316

317 \_\_\_\_\_  
318 **Date Approved**

\_\_\_\_\_ **City Recorder**