

1  
2  
3  
4  
5  
6  
7  
8

# City of Washington Terrace

---

Minutes of a Regular City Council meeting  
Held on April 2, 2019  
City Hall, 5249 South 400 East, Washington Terrace City,  
County of Weber, State of Utah

9  
10

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

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

22

**Others Present**

23 Charles and Reba Allen, Amy Miller, Col. Jon Eberlan, Chief Maison, Tye and Skylar Ellison

24  
25 1. **“MEET AND GREET” WITH HILL AIR BASE COLONEL JON A. EBERLAN 5:30 P.M.**

26  
27 2. **ROLL CALL 6:00 P.M.**

28  
29 3. **PLEDGE OF ALLEGIANCE**  
30 Tye and Skylar Ellison from troop 282 led the pledge of allegiance.

31  
32 4. **WELCOME**  
33 Mayor Allen introduced Colonel Jon Eberlan and Chief Maison. He stated that they were on a tour of the  
34 City and participated in a meet and greet with staff and residents earlier in the meeting.

35  
36 5. **CONSENT ITEMS**  
37  
38 5.1 **APPROVAL OF AGENDA**  
39 5.2 **APPROVAL OF MARCH 19, 2019, MEETING MINUTES**

40 Items 5.1 and 5.2 were approved by general consent.

41  
42 6. **CITIZEN COMMENTS**

43 There were no citizen comments.

44  
45 7. **COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN**  
46 **COMMENTS**

47 Due to lack of citizen comments in item 6, item 7 is unnecessary.

49 **8. NEW BUSINESS**

50  
51 **8.1 PRESENTATION: HILL AFB COLONEL JON A. EBERLAN**

52 Col. Eberlan thanked the Mayor, Council, staff, and residents for their support of the base, stating that the  
53 support from this state has been unmatched with any other community in which he has been stated.

54 Col. Eberlan stated that the runway is being reconstructed and this is affecting the noise patterns of the  
55 flights.

56 He stated that the 388<sup>th</sup> has been practicing night flying, which has been contributing to the change in  
57 noise patterns as well.

58 Col. Eberlan handed out the Hill Air Force Base Economic Impact Statement for 2018. He stated that Hill  
59 Air Base is the single largest employer in the state of Utah. He stated that the economic impact went up  
60 roughly 170 million dollars last year. He stated that they estimate an additional 4600 jobs within the next  
61 5-6 years. He stated that every aircraft, except for the F-15, is refurbished at Hill. He stated that the  
62 biggest growth will be in software.

63 Col. Eberlan stated that there is a depot line for the minuteman 3 missile system at Hill. He stated that the  
64 ground base deterrent system will also be stationed at Hill Air Force Base.

65 He stated that the F-35 depot is continuing to grow.

66 Col. Eberlan stated that the main thing that they are trying to do as a base is have the security and support  
67 systems for the growth that is coming its way.

68 Col. Eberlan thanked Council for their support of the Air Base and Armed Forces.

69  
70 **8.2 DISCUSSION/MOTION: APPROVAL OF CONTRACT FOR CITY AUDIT**  
71 **SERVICES**

72 Garrett stated that the firm of Keddington and Christenson have been conducting our audits for  
73 the past 5 years. She stated that the contract completed at the end of last year's audit. She stated  
74 that they are highly competent and fair and staff is in agreement with their fee.

75 She stated that the engagement letter is the accounting terms and details of the audit. Garrett  
76 stated that base amount proposed is the typical amount, stating that there are certain  
77 situations that may warrant a negotiation of terms (such as a single audit).

78  
79 **Motion by Council Member Barker**  
80 **Seconded by Council Member Brown**  
81 **To approve entering into a contract with the firm of Keddington and Christensen**  
82 **For City Audit Services**  
83 **Approved unanimously (3-0)**  
84

85 **8.3 PRESENTATION/DISCUSSION: MAJOR BUDGET ITEMS FOR FISCAL YEAR**  
86 **2020 AND FISCAL YEARS 2021-2025 BUDGET PLAN**

87 Hanson presented the major budget items to Council. He noted that staff has been working with Council  
88 since November to put together a budget for the upcoming Fiscal Year.

89 Hanson stated that there should not be any surprises in the budget.

90 Hanson stated that this year the staffing level for the Fire Department will change from 2 firefighters to 3  
91 per shift. He stated that this would be an increase of \$256,000 this year. He stated that staff is  
92 anticipating an annual \$16,000 to maintain that change.

93 Hanson spoke about OTIS II and it will be an ongoing discussion item. Hanson stated that the funding  
94 will be expiring in the next couple of years and the City is looking to recapture the funds.

95 Hanson stated that we are working through Truth and Taxation to capture funds to fund the staffing for  
96 the Fire Department. Hanson stated that it is anticipated that the tax increase will yield a \$93 increase in

97 property taxes for a house valuing \$232,000. Hanson stated that he spoke to the Taxpayers Association  
98 and they stated that they will support the raise in taxes for the purposes specified.  
99 Hanson stated that the personnel plan includes several pay adjustments to some of the positions this year  
100 based on market value changes. Hanson explained that the position is budgeted for what the employee is  
101 anticipated to advance to within their range. He stated that we anticipated a 6 percent increase in health  
102 care, however, it came in at 5 percent. Hanson stated that our broker compared the PEHP plan to other  
103 health care options, and PEHP came in significantly lower.  
104  
105 Hanson spoke on utility rates, stating that the rate that we are paying for our wholesale water has  
106 increased and will continue to rise. He stated that the cost of chemicals has increased, causing the most  
107 recent increase in water utility rates. Staff is proposing a base increase of .66 ,sewer .39 , storm water at  
108 .40, and refuse will see an increase of .50. Hanson stated that the total increase to the base is 1.95.  
109 Hanson stated that the increase in refuse is based on contract, maintenance, and tipping fees and does not  
110 have anything to do with recycling.  
111  
112 Council Member Brown stated that the increases in utility and property taxes is a lot of money and we do  
113 not have an increase in the capacity to pay. Hanson stated that we provide basic services.  
114 Hanson stated that 2.7 million dollars was secured by Steve Harris as part as a STPP grant. Hanson stated  
115 that we try to receive money wherever we can to help mitigate the impact to residents. Council Member  
116 Brown would like another discussion on the water increase to understand it better. He stated that he feels  
117 that no one seems to care about the poor residents on a fixed income.  
118 Mayor Allen questioned if we need to raise the refuse .50 per month if the tipping fee has only increased  
119 \$1.00.  
120 Garrett stated that there are general waste tipping fees may go up to \$41.00 a ton. She stated that the  
121 recycling tipping fee may also increase to \$41.00. She stated that we entered into a new agreement with  
122 our waste hauler last year that puts the burden on the city to supply the waste cans. Garrett noted that we  
123 had left over cans last year, however, we are now seeing the burden this year. Garrett stated that the  
124 waste hauler contract has a cap of a 3 percent CPI increase so that is what we budget. The CPI index will  
125 come out in December. Garrett stated that we are not seeing one time annual increases anymore, noting  
126 that we have seen several a year. She stated that a little “wobble room” has been built into the budget in  
127 anticipation of those costs.  
128 Mayor Allen asked if the increase to water part of the “pass along” that Weber Basin spoke of a few years  
129 ago. Hanson stated that the increase is due to chemical increases, as well as a “pass along” from the  
130 District. Hanson stated that Weber Basin is ramping up their infrastructure and we incur part of the cost.  
131 Hanson stated that if we do not increase the water rate, we will need to determine what will need to stop  
132 doing within the water system to pay for it. He stated that the amount of water we purchase is not  
133 negotiable, neither is the rate in which we pay. Garrett stated that the projections are going to be  
134 increasing. She stated that we are anticipating state mandates to come in to the Districts and the cost will  
135 be passed along to the City.  
136 Council Member Brown asked to see a graph on the ability to pay. He stated that he does not want the  
137 city run on what we need for services. He stated that no one cares what the annual income is for residents  
138 so we can understand what people can pay. He stated that we doubled the fire budget. He stated that we  
139 need to be a little more careful. He stated that he wants to see the graphs and statistics on what people can  
140 pay. Garrett stated that she can pull income, but would like to know what would be helpful to the Council  
141 and what they would like to see.  
142 Council Member Brown stated that we are second lowest in income in the area. He stated that we have a  
143 new building and new vehicles and is against the water increase, stating that the spending has to stop.  
144 Hanson stated that 60 percent of our residents are LMI (low to moderate income). He stated that the city

145 did a door to door survey to determine ability to pay. Hanson stated that staff applies for grants to offset  
146 costs that the residents would have to pay. Hanson stated that without the work of staff to procure the  
147 grants, the cost would fall on the backs of the residents. Hanson stated that we do not have a high dollar  
148 residential area, or a sales taxable base. Hanson stated that staff does as much possible to minimize the  
149 impact. Council Member Brown stated that he realizes that prices go up, however, he stated that we need  
150 to be careful on how we spend. Hanson stated that as a result of the resident survey, we have been offered  
151 the opportunities to apply for grants specifically for LMI persons. Hanson stated that staff works hard on  
152 grants, with Council support, to procure funding to support the residents and mitigate the impact on  
153 residents. He stated that we manage the way that we spend and how to control our appetite. He stated  
154 that we have a slim margin to manage. He stated that staff works diligently to manage our expectations  
155 with the budget based on considerations of ability to pay.  
156 Council Member Brown stated that he never heard “capacity to pay” until he brought it up a year and a  
157 half ago. He stated that he would like demographics on people’s ability to pay and would like to revisit  
158 the water rates.  
159 Mayor Allen stated that he does not believe that staff comes to Council to ask for just what they want. He  
160 stated that staff asks for what we need to pay our bills for what we need (water, sewer, refuse etc.). He  
161 stated that we have to collect that money to pay our bills and bills are increasing every year. Mayor Allen  
162 stated that we need to collect what we need so that residents can receive their service. Mayor Allen stated  
163 that he realizes the water is increasing, and he would like the other 3 utilities looked at to see if they  
164 could be cut back.

165  
166  
167 **8.4 DISCUSSION/ACTION: CITY RECYCLING COST INCREASE AND POSSIBLE**  
168 **RESOLUTIONS**

169 Hanson stated that he has met with Republic Service and Recycled Earth to determine where  
170 recycling may be headed. Hanson stated that he spoke with Recycled Earth this morning and it  
171 appears that if we were to enter into a longer term agreement with them and their tipping fees  
172 increase over the amount of the transfer station tipping fees, we would have the opportunity to  
173 bring our recycling to the transfer station.  
174 Hanson stated that we have been paying \$36.80 a ton, which is around \$3.00 less than the transfer station  
175 amount. Hanson stated that there are options moving forward if we chose to stop recycling.  
176 Hanson stated that if we stop the recycling plan, we would have to pull in all blue cans.  
177 Hanson stated that we can stay the status quo and pay the amount of tipping fees.  
178 He stated that another option would be to discontinue recycling altogether.  
179 He stated that we could go to a market based recycling plan, with an increase to the recycling rate.  
180 Hanson stated that we will continue to divert recyclables to the Transfer Station until he sees a contract.  
181 Council agreed to stay as is until a contract is in place.

182  
183 **Motion by Council Member Weir**  
184 **Seconded by Council Member Barker**  
185 **To direct Tom Hanson to continue to work on the contract with Recycled Earth**  
186 **Approved unanimously (3-0)**  
187

188  
189 **9. MOTION: ADJOURN INTO RDA MEETING**  
190 **Motion by Council Member Barker**  
191 **Seconded by Council Member Weir**  
192 **To adjourn into an RDA meeting**  
193 **Approved unanimously (3-0)**

194 **Time: 7:45 p.m.**

195  
196 **10. COUNCIL COMMUNICATION WITH STAFF**

197 Mayor Allen stated that the City received a 2.7 Million dollar grant for the 300 West Project. Mayor  
198 Allen thanked Steve Harris for his work on this grant.

199 Mayor Allen handed out a list of grants that we have received since 2001. He stated that the total received  
200 has been over \$15 million dollars. He stated that we are eligible for a lot of grants due to our LMI  
201 bedroom community. He stated that these are funds that we do not need to charge the residents for.

202 Mayor Allen asked if there was a plan to restripe the roads.

203 Hanson stated that it is in the plans for this summer.  
204

205 **11. ADMINISTRATION REPORTS**

206 Hanson stated that the Rohmer Park Project should be ready for bid around April 7<sup>th</sup>.

207 Hanson stated that the Easter eggs for the Easter Egg hunt will be filled by a church group.  
208

209 **12. UPCOMING EVENTS**

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

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

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

213 **April 25<sup>th</sup>: Planning Commission Meeting (tentative) 6:00 p.m.**  
214

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

216  
217 **Motion by Council Member Weir**  
218 **Seconded by Council Member Brown**  
219 **To adjourn into a closed session**  
220 **Approved unanimously (3-0)**  
221 **Roll Call Vote**  
222

223 **Council Adjourned into closed session to discuss:**

- 224 ○ To discuss the character, professional competence, or physical or mental health of an  
225 individual.
- 226  
227

228 **14. ADJOURN THE MEETING: MAYOR ALLEN**

229 Mayor Allen adjourned the closed session and regular meeting at 8:47 p.m.  
230  
231  
232

233 \_\_\_\_\_  
**Date Approved**

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