

1 **City of Washington Terrace**

2
3 Minutes of a Regular City Council meeting

4 Held on May 7, 2019

5 City Hall, 5249 South 400 East, Washington Terrace City,
6 County of Weber, State of Utah
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8 **MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT AT WORK SESSION**

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

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19 **Others Present**

20 None

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22 **1. WORK SESSION: 5:00 P.M.**
 23 **TOPICS TO INCLUDE; BUT ARE NOT LIMITED TO: FY 2019 AMENDED BUDGET,**
 24 **FY 2020 TENTATIVE BUDGET, AND 2021-24 BUDGET PLAN**

25
26 Hanson focused on City taxing, highlighting historical tax revenue and proposed EMS tax increase.
27 Hanson stated that the Truth and Taxation from 2017 was a small increase to take care of the law
28 Enforcement contract. Hanson stated that in 2008, the increase was for the Fire Station and Civic
29 Center.

30 Hanson stated that the City is proposing an increase in 2019 to help cover the increased fire
31 department cost. Hanson stated that we may not have to have increases if there is not an
32 increase in pay or if we have residual from this year. Hanson stated that in 2020, the city can
33 capture money from the GO bond. Hanson stated that as we capture the GO bond, we will have a
34 flat tax rate again. Hanson stated that it will be evaluated each year as to whether we will need to
35 increase taxes again to cover the \$16,000 increase to the fire department.

36 Hanson stated that the tax rate will remain part of the General Operations of the City starting in
37 2021. Hanson stated that the General Fund is the area in which the burden goes directly to
38 the he residents in relation to the capacity to pay.

39 Hanson stated that the City will be putting out two notices, one is the legal notice, and the other is
40 a mirrored notice explaining in layman’s terms what the city is trying to accomplish. Council
41 Member Barker stated that he has spoken to people who only look at the 32 percent increase, and
42 not actual cost to them. He stated that once he spoke to them about what it will actually cost them,
43 they understood the issue. Council Member Monsen stated that we need to explain that we are
44 not adequately covered in the fire department right now and that this will help us ensure
45 automatic aid and enough members on shift.

46 Mayor Allen if we would have any open houses before the Truth and Taxation meeting. Council
47 Member West stated that we should have at least a couple for our due diligence and give the
48 residents an opportunity to speak to the Council and ask questions.

49 Hanson stated that the residents of Washington Terrace voted down combining the city
50 with Riverdale or South Ogden City. Mayor Allen stated that he spoke to Mayor Surrell a few months
51 ago and he stated that the receive 4.5 million in sales tax alone. Council Member Monsen stated
52 that he does not like the “new car” spending of some of the other cities.

53 Hanson outlined the long-term debt service requirements. He stated that the debt service bonds will
54 begin to go away around 2021.

55 Hanson stated that we use debt as a basis to spread out burdens to residents over generations so that the
56 debt is balanced out over years.

57 Hanson stated that we pay into the RDA. After the RDA expires, we will have an increase of \$100,000
58 coming into the General Fund. Hanson stated that staff recognizes that we do have capacity out there.

59 Hanson stated that our burdens are comparable to Ogden City burdens.

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61 Hanson highlighted census information, comparing our information to Weber County as a whole, along
62 with the state information.

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64 Hanson stated that we are third from the bottom on base utility rates. He stated that we are only second to
65 Riverdale City when comparing neighboring cities with the 4000 gallon minimum base. He stated that
66 once the overage costs come in, we are higher in the chart.

67

68 Hanson explained the \$1.95 proposed increase. He stated that there are operational increases in sewer and
69 Water as employees work through their payband. He stated that the data used by finance to determine
70 the model to determine the rates was sent to Council last week. He stated that Council is encouraged
71 to come in and go over the details with the Finance Director once she is back at work.

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

98 Mayor Mark C. Allen
99 Council Member Scott Monsen
100 Council Member Blair Brown - Excused
101 Council Member Larry Weir
102 Council Member Scott Barker
103 Council Member Jeff West
104 Public Works Director Steve Harris
105 City Recorder Amy Rodriguez
106 City Manager Tom Hanson
107 Lt. Jeff Pledger, Weber County Sheriff's Office

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109 **Others Present**

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112 2. **ROLL CALL** **6:00 P.M.**

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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**

121 **5.2 APPROVAL OF APRIL 16, 2019, MEETING MINUTES**

122 Items 5.1 and 5.2 were approved by general consent.

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124 6. **CITIZEN COMMENTS**

125 Resident Nedra Seal- 5572 S 150 E- stating that she would like to have the real information on the
126 The Fire Department needs and she has some suggestions as well.

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128 Resident Gary Klema- 429 W 4675 S- stated that he is concerned about the Rohmer Park construction
129 stating that we had to move the Public Works Building a few years back because of
130 safety concerns. He stated that we are now remodeling and wants to know if those concerns have gone
131 away.

132 He stated that he has seen children playing in retention ponds when they have water in them. He wanted
133 to know the city's liability.

134 He stated that he sees taxes increasing every year and we contract a lot of services out. He wanted to
135 know if city employees could be contracted out so that we do not have to pay wages or retirement.

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138 7. **COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN**
139 **COMMENTS**

140 Hanson stated that we have had a problem recruiting and retaining Fire Fighters in our department for the
141 last few years. He stated that we have a volunteer fire department and it is difficult to get fire fighters to
142 come in to work for a small stipend and no benefits. Hanson stated that as we move forward, the day shift
143 will be \$178.00 for a 12 hour shift, no benefits or retirement. He stated that staff knew we could no
144 longer function as we currently were. He stated that we looked into combining into a service district. He

145 stated that we needed to take the opportunity to take care of it in house because the cost would be
146 Significantly less than if we were to partner. He stated that that the other cities are changing their models
147 to full time fire fighters.

148 Hanson stated that the stipend controls our options. Hanson stated that we are looking to increase to 3
149 volunteers per shift. He stated that the level of service for a victim or patient will increase. He also stated
150 that we would go into an automatic aid situation from Riverdale or South Ogden for fires.
151 He stated that they would automatically be sent to assist our city for fires until they are called off.
152 He stated that we have the value of 9 firefighters and medical for the cost of 3. Three firefighters on shift
153 will trigger the automatic aid.

154 Hanson stated that he met with the Utah Taxpayers Association and the Council met with the State Tax
155 Commission on our proposal. Hanson stated that the Utah Taxpayers Association asked why we were not
156 one city with Riverdale or South Ogden. Hanson stated that the residents voted years ago to remain on
157 their own. Hanson stated that the burden of the General Fund is on the property owners.

158 Hanson stated that we have the burden to raise the taxes for the fire fighters increase. He stated that we
159 recognize our appetites for spending. He stated that our appetite is to buy used, where the neighboring
160 cities tend to buy brand new. He stated that we must be careful on who we partner with because the tax
161 burden would be shared by our residents as well. Hanson stated that we are going to try to do the best that
162 we can for the lowest cost and if it doesn't work out we may need to look at other option in the future.
163 Hanson stated that we are legally mandated to provide law enforcement (which is contracted out), and to
164 Provide fire services.

165 Hanson stated that residents pay 55 percent of their property value for property taxes. He stated that
166 apartments also pay 55 percent. He stated that the hospital and business area are taxed at 100 percent of
167 their value. Hanson stated that there are some areas that do not have to pay property taxes (such as
168 schools, churches, and government facilities.)
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170 Mayor Allen stated that sometimes services are contracted out. Mayor Allen stated that when the city ran
171 its own police force it cost 1.2 million and that was in 2004. It currently costs \$875,000 with our county
172 contract. The Mayor stated that he volunteer department is the best thing for the city right now. He stated
173 that we had over 1000 calls for medical last year, and possibly 4 structure fires.

174 Hanson stated that the Chief is the only full time fire personnel and is more administrative. Hanson stated
175 that the Chief and Captains do training with the fighters. The Captains are also volunteer. Hanson stated
176 that we have trained hundreds of Fire Fighters in the state.

177 Hanson stated that we are currently partnering with Ogden City for ambulance services. He stated that
178 Ogden pays us \$60,000 lease on our building.
179

180 Resident Steve Jacobson stated that he has been to some of the meetings and wanted to know if the
181 increase will solve anything. He also asked if there is a way to charge more for the medical services to
182 nursing homes. Hanson stated that we are doing a business analysis this year and we feel that there is an
183 additional disproportionate fee that can be charged for these services.

184 Hanson stated that right now it appears that we are getting a lot of more interest in applications than we
185 have in the past. Our Chief and Captain have heard from many firefighters in the area who are planning
186 to apply and use this as a part time job for them. Hanson stated that we are hopeful that this increase
187 works. Hanson stated that this level will need to be increased possibly.

188 Council Member Barker encouraged residents to come and ask questions.
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190 Mayor Allen stated that we are allowed to build parking on sensitive lands areas. He stated that we
191 moved the buildings for safety of workers and equipment, however, we are allowed to construct parking
192 lots.

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Hanson stated that parents should not be allowing children to play in the retention ponds. Hanson stated that there is an inherent caution there. Hanson stated that we would not be fencing the areas. Hanson will check with our insurance carriers to find out our liability in regards to signage in the area.

Hanson addressed contract services and stated that we contract out attorneys, engineering, financial advice, and ground keeping. He stated that we do not contract out things that need to stay in house. He stated that it would not be cost effective to contract out all our internal services.

8. NEW BUSINESS

8.1 PRESENTATION: FY 2019 AMENDED BUDGET, FY 2020 TENTATIVE BUDGET, AND FY 2021-24 BUDGET PLAN

Hanson stated that the Mayor and Council have been working on the budget numbers and Policy since November. He encouraged any resident who is interested in the budget to contact him And he will talk with them directly. He stated that he budget document includes change in rates, The fire department discussion, and taxation. Hanson stated that the increase to the base utility rate will be \$1.95.

Mayor Allen stated that we discuss a budget plan 5 years out. He stated that it is not just a “numbers Thing”, it is a plan that keeps the Council aware of what is coming up.

8.2 MOTION: TO TENTATIVELY APPROVE THE TENTATIVE BUDGET

Mayor Allen stated that the budget can be revised before the final adoption. The tentative nudget must be approved by law.

**Motion by Council Member Monsen
Seconded by Council Member Barker
To tentatively approve the tentative budget
Approved unanimously (4-0)**

8.3 MOTION:. APPROVAL OF CONSTRUCTION CONTRACT FOR THE LITTLE ROHMER PARK PARKING PROJECT

Harris stated that our park has the same threat of falling into the canyon as any area out there. He stated that by having more asphalt with the parking lot allows us to capture a lot of the water in the area and down through the river through piping. He stated that the roadway will be changed so that it is not as steep. Harris stated that the area will be reshaped so that the storm water will have an easier time going down into the storm drain. Hanson stated that everything will be framed. Council Member Monsen stated that he likes the project, but has a little bit of concern with EK Bailey. He stated that he recalls change orders in the past and is concerned that he has come in so under bid. Harris stated that he had the same concerns. He stated that he checked all the references given and they were all excellent. He stated that it made a difference while considering them. Hanson stated that our engineers have just finished a project with them and also stated that they are good to work with. Hanson stated that there are very few things that EK Bailey is subbing out. He stated that EK Bailey did not have any concerns with their numbers and filled every category for the job. Hanson stated that we feel confident that they will do a good job. Hanson stated that we will be able to include some rock work and landscaping.

241 Harris stated that the RAMP funding will be paying almost half of the cost. Harris stated that the project
242 will start before the end of the month. Harris stated that we would like the entry way to a condition
243 where people can get in and out of the park during Terrace Days. He stated that we are hoping to have
244 them start as soon as possible. Hanson stated that there will be some detours throughout the project.

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246 **Motion by Council Member Monsen**
247 **Seconded by Council Member West**
248 **To approve the construction contract for the**
249 **Little Rohmer Park Parking Project**
250 **To EK Bailey Construction for \$458,201**
251 **Approved unanimously (4-0)**

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254 **8.4 MOTION/RESOLUTION 19-08: A RESOLUTION APPROVING THE**
255 **2018 MUNICIPAL WASTEWATER PLANNING PROGRAM (MWPP)**
256 **ANNUAL REPORT FOR SUBMISSION TO THE UTAH DIVISION OF**
257 **WATER QUALITY**

258 Harris stated it is required by the Division of Water Quality that the Council accepts this report by
259 resolution. Harris stated that the report is an upgrade from what we had done before. Harris noted that we
260 had one minor sewer system overflow that had to be documented on the report. This report is for
261 2018. Harris stated that the yes/no questions pertaining to financial issues do not answer the questions
262 adequately, however, he noted that we are in compliance. The Division can call and get clarification on
263 any of the answers.

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265 **Motion by Council Member Weir**
266 **Seconded by Council Member Barker**
267 **To approve Resolution 19-08 approving the**
268 **2018 Wastewater Planning Program Annual Report**
269 **Approved unanimously (4-0)**
270 **Roll Call Vote**

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272 **8.5 MOTION/RESOLUTION 19-09: INTERLOCAL AGREEMENT WITH WEBER**
273 **COUNTY FOR RECREATION, ARTS, MUSEUM, AND PARK (R.A.M.P)**
274 **FUNDING**

275 Hanson stated that the interlocal solidifies the agreement for the grant funding for the Rohmer Park
276 Project. Mayor Allen stated that we received a RAMP grant for Terrace Days for \$2000.00 as well.

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278 **Motion by Council Member West**
279 **Seconded by Council Member Weir**
280 **To approve resolution 19-09 approving**
281 **The interlocal agreement with Weber County for**
282 **RAMP funding**
283 **Approved unanimously (4-0)**
284 **Roll Call Vote**

289 **9. COUNCIL COMMUNICATION WITH STAFF**

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291 Council Member Weir noted that he saw our landscaper blowing grass out into the street and this
292 is unacceptable because we tell residents that it is illegal for them to blow the grass into the gutter. Harris
293 has made note and will speak to the landscaper.

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295 Council Member Barker stated that he spoke to one of the developers and that he has been held up
296 On his project because the road has not been put in. Harris stated that the weather has prevented
297 The road being put in. Hanson stated that they are new to developing and may not understand some of the
298 processes.

299 Council Member Barker asked about the lights progress. Harris stated that Cache Valley electric has
300 found the issue, however Rocky Mountain Power need to connect the electric boxes.

301
302 Mayor Allen stated that the County fair is coming up in August. He stated that some of the communities
303 have a competition on community displays. Mayor Allen would like our community to
304 challenge the competition. He suggested that Hanson talk to Terrace Plaza Playhouse and see if they
305 would be interested in putting on a display.

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307 **10. ADMINISTRATION REPORTS**

308 Hanson stated that Communities that Care Program has asked if they could put wraps at our Parks.
309 Hanson showed a few considerations. The wraps could be on the fences, backboards, and other areas to
310 discourage opioid use. Hanson stated that the CTC takes care of all the funding. He stated that the wraps
311 do not damage any paint.

312
313 Hanson stated that people are sliding down the hill at Rohmer on cardboard and damaging the grass.
314 Hanson noted that we have an obligation to keep the parks moist enough to add shock absorption.

315
316 Hanson spoke about the Volunteer in Police Service (VIP) Program, stating that it will cost around \$500
317 to add an insert to our newsletter to get the word out.

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319 Hanson stated that the agreement for Recycling is still being worked on.

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322 **11. UPCOMING EVENTS**

- 323 **May 21st : City Council Work Session 5:00 p.m.**
- 324 **May 21st : City Council Meeting 6:00 p.m.**
- 325 **May 27th: Memorial Day- City Offices closed**
- 326 **May 30th: Planning Commission Meeting 6:00 p.m.**

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

330 Mayor Allen adjourned the meeting at 7:54 p.m.

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Date Approved

_____ **City Recorder**