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City of Washington Terrace

Minutes of a Regular City Council meeting
Held on May 21, 2019
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

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MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT

- 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
- Chief Building Inspector Jeff Monroe
- Public Works Director Steve Harris
- City Recorder Amy Rodriguez
- City Manager Tom Hanson
- Weber County Sheriff Lt. Jeff Pledger

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Others Present

Charles and Reba Allen, Ulis Gardiner, Nora Button, Bob Miller, Amy Miller, BSA Troop 75, Eric Holzinger

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1. **ROLL CALL** **6:00 P.M.**

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2. **PLEDGE OF ALLEGIANCE**
Troop 75 led the Pledge of Allegiance.

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3. **WELCOME**

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4. **CONSENT ITEMS**

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4.1 APPROVAL OF AGENDA
Item 13 “Closed Session” has been removed from the agenda.

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4.2 APPROVAL OF MAY 7, 2019, MEETING MINUTES
Items 4.1 and 4.2 were approved by general consent.

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5. **SPECIAL ORDER**

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**5.1 PUBLIC HEARING: TO HEAR COMMENT ON THE FISCAL YEAR 2019
AMENDED BUDGET, FISCAL YEAR 2020 TENTATIVE BUDGET, AND
2021-2024 BUDGET PLAN**

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Hanson presented Budget Discussion slides highlighting several areas of

49 the budget plan. Hanson stated that staff has been working as a team with Council since
50 November to come up with a budget document. Hanson stated that the budget document is
51 online.

52 Hanson outlined Council Priorities: Fiscal Responsibility, Open and Responsive Government,
53 Public Safety and health, Family Oriented Community, Infrastructure, Improvements, and
54 Public Facilities, Sustainable Growth through Vision, Planning, and Economic Development.

55 Hanson highlighted the major budget items, to include:

56 Fire/EMS services

57 OTIS II: Capital improvements

58 Property Tax Increase: The increase will be for Fire Services.

59 Personnel: Hanson stated that staff strives to balance ability to pay with the ability to recruit
60 and retain employees.
61

62 Hanson spoke on points to consider during the taxing discussions. Hanson stated that we will
63 be moving forward with a tax increase to help recruit and retain firefighters, as well as have a
64 full staff for better service needs.
65

66 Hanson stated that there have been very few Truth in Taxations within the last few years.
67 Hanson stated that the city will need to increase taxes for around \$217,000 in order to improve
68 the level of service in our fire operations. Hanson stated that we will maintain our volunteer
69 status.
70

71 Hanson stated that in 2020, we will lose our GO bond, however, we will capture that amount
72 though the Truth in Taxation, essentially keeping the tax rate the same.

73 Hanson stated that the City's taxes are in balance. Hanson stated that we are working on
74 having a fire service that is value for the residents. Hanson stated that staff recognizes that
75 half our city is low to moderate income.
76

77 Hanson stated that Washington Terrace City comes in second in lowest utility base rates
78 compared to neighboring cities. Hanson stated that the utility rates are set to increase by
79 \$1.95. Hanson stated that the rate schedule is constructed to charge the water users over the
80 base more money. This is due to conservation and to also help the vulnerable communities
81 who may not use much water.
82

83 Mayor Allen stated that he appreciates Hanson and staff on the work that they do. He stated
84 that we are not a rich city and yet we can keep our basic services for a reasonable amount.
85

86 **Mayor Allen opened the public hearing at 6:36 p.m.**
87

88 Resident Nora Buttons- 4434 S 375 E- asked if someone would be charged less if they use
89 less than 4000 gallons. Hanson stated that the 4000 gallons is the base amount to help pay
90 for infrastructure.
91

92 **Mayor Allen closed the public hearing at 6:38 p.m.**
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97 **5.2 PUBLIC HEARING: TO HEAR COMMENT ON UTILITY FUND TRANSFERS**

98 Garrett stated that state law requires that we hold this public hearing. She stated that the value of
99 water services is \$65,000 and refuse is \$4000, Storm services are estimated at \$19,000. She stated that we
100 do not charge ourselves for utility services that we provide. She stated that if we choose to charge
101 ourselves we would be using tax revenue. The public hearing is to declare that we are not doing that.

102
103 **Mayor Allen opened the public hearing at 6:42 p.m.**

104 There were no citizen comments.

105 **Mayor Allen closed the public hearing at 6:43 p.m.**

106
107 **6. CITIZEN COMMENTS**

108 There were no citizen comments.

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110 **7. COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN**
111 **COMMENT**

112 Due to lack of citizen comments, item 7 is unnecessary.

113
114 **8. NEW BUSINESS**

115 **8.1 RESOLUTION 19-20: SECOND AMENDMENT TO INTERLOCAL**
116 **AGREEMENT FO SEAL AND SECURE SERVICES ROTATION LIST**

117 Hanson stated that this is an opportunity to join with Ogden City to use their contracted companies
118 For Seal and Secure services.

119 **Motion by Council Member Barker**
120 **Seconded by Council Member West**
121 **To Enter into the interlocal agreement for**
122 **Seal and secure services rotation list**
123 **Approved unanimously (5-0)**
124 **Roll Call Vote**

125
126 **8.2 MOTION: APPROVAL OF CARVER CROSSING SUBDIVISION TO BE**
127 **LOCATED AT 175 WEST 4900 SOUTH**

128 Monroe stated that the property falls under the infill ordinance and the requirements have been
129 Met. Monroe stated that they are allowed up to 12 units. Monroe stated that they must be single family
130 homes with two car garages. He stated that the Planning Commission gave a favorable recommendation
131 to approve. Monroe stated that the roads will turned over to the city. He stated that the main access roads
132 will be 175 West and 4425 South. Monroe stated that the green space will fall under an HOA, however,
133 the City will take over the roads. Snow plowing issues were discussed. Hanson stated that some of the
134 issues with infill properties involve cul-de-sacs and hammerhead roads. Monroe stated that they will
135 supply one light at the entrance and have lighting on the buildings. Monroe explained the façade and look
136 of the architectural designs. Monroe stated that this is not a quasi-PRUD. Monroe stated that he believes
137 that they will be a value to the city.

138
139 **Motion by Council Member Monsen**
140 **Seconded by Council Member Barker**
141 **To approve the Carver Crossing Subdivision**
142 **Located at 175 West 4900 South**
143 **Approved unanimously (5-0)**

147 **8.3 MOTION: APPROVAL OF STANDER TOWNHOMES PHASE 2 SUBDIVISION**
148 **TO BE LOCATED AT 180 EAST 5000 SOUTH**

149 Monroe stated that this subdivision will be the exact same structures as the PRUD east of the properties
150 (Phase I). Monroe stated that this also falls under the infill ordinance.

151
152 **Motion by Council Member Weir**
153 **Seconded by Council Member West**
154 **To approve the Stander Townhomes Phase 2 Subdivision**
155 **To be located at 180 East 5000 South**
156 **Based on appropriate lighting recommendations by staff**
157 **Approved unanimously (5-0)**
158

159 **8.4 MOTION/ORDINANCE 19-02: VACATION AND SHORT TERM RENTALS**

160 Monroe stated that vacation short term rentals are Air B&B's, VRBO and the like. He stated that is has
161 been found that several short term rentals are being operated in the City. Monroe stated that the ordinance
162 addresses several concerns that will maintain the property and the neighborhood. He stated that we can
163 now establish a licensing process under this ordinance. Monroe stated that the Planning Commission
164 worked on this ordinance to have regulations in place. Mayor Allen asked about the parking
165 requirements. Monroe stated that they can only park onsite of the house, but not on neighboring houses.
166 Mayor Allen stated that the rules and regulations cover just about everything. Council Member West
167 asked about inspections for the business license. Monroe stated that the occupancy will be stated on the
168 business license. Monroe stated that we could do inspections based on neighboring reports of occupancy.
169 Hanson pulled up listings that are currently on the internet for Washington Terrace.
170 Council Members Brown and Monsen expressed concerns about parking issues. Monroe stated that it will
171 be regulated as strictly as possible.
172

173 **Motion by Council Member West**
174 **Seconded by Council Member Barker**
175 **To approve Ordinance 19-02**
176 **Vacation and Short Term Rentals**
177 **Approved unanimously (5-0)**
178 **Roll Call Vote**
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181 **9. ADJOURN INTO RDA MEETING**

182 **Mayor and Council Adjourned into RDA at 7:22 p.m.**
183 **The Regular meeting resumed at 7:32 p.m.**
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185 **10. COUNCIL COMMUNICATION WITH STAFF**
186

187 Council Member Monsen stated that he would like to get the heater fixed in the council chambers.
188

189 Mayor Allen noted that the hospital plans are moving forward. Mayor Allen stated that the outside
190 lighting is finally working and thanked staff for their efforts.
191

192
193 **11. ADMINISTRATION REPORTS**

194 Hanson stated that he will be bringing a detail of how the Rohmer Park project will be funded to be
195 approved. Hanson stated that the project is set to be completed by August 15th.

196 Hanson stated that the CTC wraps will be put up at the park before Terrace Days.
197 Hanson stated that staff has been making it very clear that ice blocking is not allowed.
198 Hanson stated that the Mayor and some of staff attending a tour of the election process at the county and
199 encouraged Council to take the tour if possible.
200

201 **12. UPCOMING EVENTS**

202 **May 27th: Memorial Day- City Offices closed**

203 **May 30th: Planning Commission Meeting 6:00 p.m.**

204 **June 4th: City Council Work Session 5:00 p.m.**

205 **June 4th: City Council Meeting 6:00 p.m.**

206 **June 7th: Movie in the Park Terrace Days**

207 **June 8th: Terrace Days!**

208 **June 18th: Truth and Taxation Open Forum and Discussion 5:00 p.m.**

209 **June 18th: City Council Meeting 6:30 p.m.**
210

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

212 Item 13 has been deleted from the agenda.
213

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

215 Mayor Allen adjourned the closed session and regular meeting at 7:49 p.m.
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Date Approved

City Recorder