



## Regular City Council Meeting

Tuesday, August 6, 2019

City Hall Council Chambers

5249 South 400 East, Washington Terrace City

801-393-8681

[www.washingtonterracecity.com](http://www.washingtonterracecity.com)

1. **WORK SESSION:** **5:00 P.M.**  
Topics to include, but are not limited to: Public Safety issues regarding law enforcement, Terrace Days, Code Enforcement, Fire operations, Public Works operations, and the VIP Program

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

3. **PLEDGE OF ALLEGIANCE**

4. **WELCOME**

5. **CONSENT ITEMS**

### **5.1 APPROVAL OF AGENDA**

Any point of order or issue regarding items on the Agenda or the order of the agenda need to be addressed here prior to the approval of the agenda.

### **5.2 APPROVAL OF JULY 16, 2019, MEETING MINUTES**

6. **SPECIAL ORDER**

Special orders will proceed as follows: Chair introduction of item, staff/applicant presentation, questions by Council, Chair opens public hearing, citizen input; Chair closes public hearing, then Council final discussion.

### **6.1 PUBLIC HEARING: TO RECEIVE AND CONSIDER PUBLIC COMMENT ON THE PROPOSED TAX INCREASE**

The proposed tax increase would increase property tax budgeted revenue by \$260,000 or 42.75% to improve Fire and EMS operations and sustainability.

The tax on a \$236,000 *residence* would increase from \$179.90 to \$256.87 or \$76.97 per year.

The tax on a \$236,000 *business* would increase from \$327.10 to \$467.04 or \$139.94 per year.

7. **CITIZEN COMMENTS**

This is an opportunity to address the Council regarding your concerns or ideas that are not on the agenda as part of a public hearing. Please limit your comments to no more than 3 minutes.

For more information on these agenda items, please visit our website at [www.washingtonterracecity.com](http://www.washingtonterracecity.com)

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In compliance with the Americans with Disabilities Act, persons who have need of special accommodation should contact the City Recorder at 801-395-8283.

#### CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in three public places within the City of Washington Terrace City limits and sent to the *Standard Examiner* at least 24 hours prior to the meeting. Amy Rodriguez, City Recorder.

8. **COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN COMMENTS**

Council and staff will consider and address concerns and take appropriate measures to follow up on any comments made in the citizen comments item on the agenda.

9. **COUNCIL COMMUNICATION WITH STAFF**

This is a discussion item only. No final action will be taken.

10. **ADMINISTRATION REPORTS**

This is an opportunity for staff to address the Council pertaining to administrative items.

11. **UPCOMING EVENTS**

**August 20<sup>th</sup>: City Council Meeting 6:00 p.m.**

**August 29<sup>th</sup>: Planning Commission Meeting 6:00 p.m. (tentative)**

**September 2<sup>nd</sup>: City Offices closed for Labor Day**

**September 3<sup>rd</sup>: City Council Meeting 6:00 p.m.**

**September 11-13<sup>th</sup>: ULCT Conference in Salt Lake City**

**September 17<sup>th</sup>: City Council Meeting 6:00 p.m.**

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

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8 **City of Washington Terrace**

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Minutes of a Regular City Council meeting  
Held on July 16, 2019  
City Hall, 5249 South 400 East, Washington Terrace City,  
County of Weber, State of Utah

9 **MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT AT TOWN HALL MEETING**

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

21 **Others Present**

22 Charles and Reba Allen, Carey Seal, Nedra Seal, Ulis Gardiner

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26 **1. TOWN HALL MEETING: 6:00 P.M.**

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28 **PRESENTATION/DISCUSSION: TRUTH-IN-TAXATION - FIRE/EMS SERVICES**

29 The Mayor welcomed the audience to the town hall meeting. He stated that the town hall meetings are  
30 informal and discussions can be held. He stated that Council has been trying to improve fire operations  
31 for many years. He stated that Council agrees that it is time to take action one way or another.

32  
33 Hanson presented the discussion on the Proposed Truth in Taxation, focusing on Fire Operations. He  
34 stated that the type of operations that we have now are very different from when the Department started.  
35 He stated that the Department receives over 1000 call a year and 99 percent of them are medical calls. He  
36 stated that these calls are typical of a full time unit, however, we are operating as a volunteer department.  
37 He stated that the Department is struggling to recruit and retain fire fighters to work 12 hour shifts in the  
38 station.

39 Hanson stated that most of our Fire fighters are already employed somewhere else, and use this as a  
40 supplemental income. He stated that we are understaffed and that is not sustainable. Hanson stated that  
41 the bottom line is recruitment and retention. Hanson stated that we have been kicking the can down the  
42 road for the last 8 years. He stated that the timing is such that we have got to do something.

43  
44 Hanson stated that several options have been considered. One of the considerations was to join a Fire  
45 District. Hanson stated that Weber County Fire District was too expensive to partnership with. Hanson  
46 stated that we would lose control with a fire district, however, all options are still open.  
47 He stated that consolidation with Riverdale and South Ogden was also considered. He stated that a study  
48 was completed to see if it was feasible to join with the two cities. Hanson stated that the door is still open

49 however, the city realizes that no matter what, the city will have to raise its rates to match the cities that  
50 would be consolidated. He stated that the cost to consolidate would be quite high.  
51 He stated that if we went to a consolidated district, there would be no going back. We cannot go to a full  
52 time /part time department with benefits and then back out down the road. He stated that while we are  
53 figuring out what to do, we are staying in house to find out what makes sense to us. He stated that options  
54 are still available. Hanson stated that Riverdale City budget for fire is 1.2 million, and South Ogden's is  
55 over 2 million. He stated that we are at \$285,000 to run our department. Hanson stated that we realize  
56 that this is not a one and done.  
57 Hanson stated that the city was looking at ways to make it work without joining a consolidation. Hanson  
58 stated that if we consolidated, we would have to go to a full time department with benefits. We cannot  
59 turn back once we have done that.  
60 Hanson noted that the consolidation would be for a one year trial. He stated that if they cities back out, it  
61 would leave Washington Terrace in a bad spot. We would not be able to go back once we leave the  
62 volunteer department.  
63  
64 Hanson stated that we would increase shift pay for the volunteers. The night shift currently makes \$72.00  
65 for a 12 hour shift. The day shift is \$120.00 for a 12 hour shift. Hanson stated that we are looking to  
66 increase shift pay to \$155 per night shift and a \$178 per day shift. Hanson stated that the volunteers do  
67 not sign contracts. Peterson stated that around 60 percent of the volunteers have jobs at other stations.  
68 Mayor Allen stated that South Ogden and Riverdale are going to consolidate. He stated that the Council  
69 does not feel comfortable jumping into that until they see if it works or not. He stated that Council has  
70 chosen to stay but refine what we are doing while we wait to see how the consolidation works out.  
71  
72 Hanson noted that the City saved a lot of money when we contracted with the Sheriff's Department for  
73 law enforcement. Hanson stated that there is a core with the county that we can benefit from. Hanson  
74 stated that if we consolidate with Riverdale and South Ogden, Washington Terrace would have to pay  
75 full freight.  
76  
77 Hanson stated that we would like to increase the 2 person shift to a 3 person crew. He stated that this  
78 increases confidence in the service level that is being provided. Hanson stated that we would receive  
79 Automatic Aid from other cities because we would be a full function staff. Automatic Aid will be  
80 provided unless called off. Hanson stated that we do not pay for Automatic Aid. We would be at the  
81 National Standard.  
82 Hanson stated that the Ogden Fire Department dispatches their ambulance out of our station. Ogden City  
83 pays a building lease and also backs us up on fire calls with a battalion chief.  
84 Hanson stated that the shift pay and changes in staffing may help us recruit and retain firefighters.  
85  
86 Hanson stated that he reached out to the Utah Sales Taxpayers Association about the proposed tax and he  
87 stated that they stated that they would not oppose the increase because we do not have any options to  
88 raise the funds.  
89 Hanson stated that Fire is under a general fund expense. He stated that the funding cannot come from  
90 water, sewer, or any other funding expense. He stated that it is mandated that fire and law enforcement be  
91 provided to residents.  
92 Hanson stated that the city budget for fire is being proposed to increase \$256,000 to start and \$16,000  
93 annual maintenance moving forward. Hanson stated that we do not have huge growth that would increase  
94 taxes. Council Member Blair stated that we currently pay \$260,000 for our fire and the increase would  
95 bring us to over \$500,000. Council Member Brown stated that Riverdale and South Ogden have  
96 "champagne tastes" and we don't want to buy into that. He stated that if we run with the other cities, their

97 appetite is higher than ours and we do not have the ability to raise the funds needed to buy million dollar  
98 trucks and equipment. Hanson stated that they have the capacity to do things that we just do not have.  
99 Hanson stated that for a home value of \$236,000, the annual tax increase for the resident would be  
100 \$76.97. Hanson stated that we received these numbers from the county. Hanson stated that the General  
101 Fund is the toughest area to raise taxes.

102 Hanson gave a property tax revenue history. He stated that we will be doing a full analysis of business  
103 and senior care centers to make sure they are paying their fair share of disproportionate fees, as they are  
104 high users.

105 Hanson stated that much of our infrastructure is from the 1950's and is at risk. He stated that the funds  
106 captured after the GO bond expires will be used to fix infrastructure. Council Member Brown stated that  
107 we are merely rolling over the money to fix the center part of the city that is greatly agitated. He stated  
108 that this has been the plan for years.

109  
110 Mayor Allen stated that his personal property tax increase history. He stated that he paid 1600 dollars  
111 total in 2000. He stated that this year his tax increase to the City of Washington Terrace is only a \$20  
112 difference from 18 years ago. He stated that the other entities are increasing their taxes. He stated that the  
113 Terrace has not increased their taxes much. A resident in the audience agreed that his taxes for the City  
114 have barely increased.

115  
116 Hanson stated that if the City consolidated with Riverdale and South Ogden for fire services at the rate  
117 that we are paying now, their residents would not want to subsidize our citizens. He stated that it would  
118 be a bait and switch. Mayor Allen stated that the initial number given to us to join was \$700,000, which  
119 seemed low at the time. He stated that Riverdale just purchased a "pumpulance" and the cost would have  
120 had to been split between the district. Council Member Brown stated that we are not paying any benefits.

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122 Hanson stated that we will have a Truth and Taxation Public Hearing at the next Council Meeting.

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

145 Mayor Mark C. Allen  
146 Council Member Scott Monsen  
147 Council Member Blair Brown  
148 Council Member Larry Weir  
149 Council Member Scott Barker  
150 Council Member Jeff West -Excused  
151 Interim Fire Chief Clay Peterson  
152 Public Works Director Steve Harris  
153 Maintenance Supervisor Denzil Remington  
154 City Recorder Amy Rodriguez  
155 City Manager Tom Hanson

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157 **Others Present**

158 Charles and Reba Allen, Ulis Gardiner, Carey Seal, Nedra Seal, Jerry Manor

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160 **2. ROLL CALL**

**7:00 P.M.**

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162 **3. PLEDGE OF ALLEGIANCE**

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164 **4. WELCOME**

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166 **5. CONSENT ITEMS**

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168 **5.1 APPROVAL OF AGENDA**

169 Item 9.5 has been moved to the first item on the agenda.

170 **5.2 APPROVAL OF JUNE 18, 2019, MEETING MINUTES**

171 Items 5.1 and 5.2 were approved by general consent.

172

173 **6. CITIZEN COMMENTS**

174 Resident Mason Bowthorpe- 436 9 S 175 E- representing Bonneville High School Student Council –  
175 asked Council for consideration for donation for the 2020 high school graduation.

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177 **7. COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN**  
178 **COMMENTS**

179 Mayor Allen stated that he appreciates Bonneville High School.

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181 **8. CONTINUATION OF TOWN HALL MEETING (IF NEEDED)**

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184 **9. NEW BUSINESS**

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186 **9.1 PRESENTATION: FIRE DEPARTMENT QUARTERLY REPORT**

187 Chief Peterson gave some updates on the last three months, highlighting the fourth of July efforts and  
188 enforcements. He stated that there were no fires on the 4<sup>th</sup> due to fireworks. He stated that wildland fires  
189 statewide total 291 for this year. He stated that 41 of them were human caused. He stated that recruitment  
190 is up and several new volunteers have been brought on recently.

191 Peterson stated that some of the training coming up entails active shooter training. He stated that two  
192 fighters are taking inspector classes so that they can help with inspections within the city.

193 Peterson stated that we should have the funding available for the brush truck very soon.  
194 Peterson stated that some of the new employees have been sought out and some have come on their own.  
195 He stated that several Ogden fire fighters have expressed interest as well.  
196

## 197 **9.2 PRESENTATION: ANIMAL CONTROL QUARTERLY REPORT**

198 Hanson stated that a representative from South Ogden Animal Control was unable to attend.  
199

## 200 **9.3 DISCUSSION: TRIP HAZARD MITIGATION PROGRAM**

201 Hanson stated that legal counsel has advised the city to have a formal discussion with Council to let them  
202 know that we are putting a plan together to help resolve trip hazards on sidewalks. Hanson stated that we  
203 have done a lot already, but he wanted Council to know the effort that has gone into place to help us  
204 understand the impact of our trip hazards.

205 Harris gave a history of problems that we have had to overcome with contractors to come into the city to  
206 fix the trip hazards. Harris stated that there is a cost sharing opportunity with a homeowner to split the  
207 cost so that it could be a priority for the homeowner. Council Member Barker asked if he could take care  
208 of his trip hazards on his own. Harris stated that he does not need to work with the city on that.

209 Harris stated that the city would like to do analysis to make sure when we fix trip hazards that they don't  
210 come back within a year or two.

211 Harris stated that he has not been able to get any contractors interested in the trip hazard repairs. Harris  
212 stated that the city did a great deal in 2015 in trip hazard improvements. He stated that the Public Works  
213 crew has done some of the repairs, but have not been able to keep up with it.

214 Harris stated that we receive \$300,000 a year through B&C funds that can be used for trip hazards, snow  
215 plow, capital improvements, and road repairs.

216 Harris stated that his staff report gives some suggestions on how to eliminate some of these trip hazards.

217 Harris stated that the city owns one foot out from the sidewalk to the road. He stated that the resident is  
218 required to take care of that space, although they do not pay any taxes.

219 Harris stated that many of the trip hazards that are 2 inches or higher are replaced entirely because they  
220 can break off.

221 Harris stated that the trip hazards along 4400 South may have developed because there are a lot of trees  
222 in that area. He stated that some of the issues may also be the work of a bad contractor who did not meet  
223 our standards. He stated that we currently have an active program that the contractor meets our  
224 specifications and we conduct many investigations. Mayor Allen stated that the sidewalks done in the  
225 OTIS I section were not re-done at the time because it was not needed at that time.

226 Harris stated all the roads have been surveyed on their conditions. He stated that LTAP will be giving an  
227 analysis on the roads. Harris stated that most of the roads will only need crackseal to keep them in good  
228 shape.

229 Harris stated that two things will change in our plan. One is to budget for trip hazards elimination. He  
230 stated that the contractor will come in and use the funds in late June, and the rest in early July so that they  
231 have a big project in which they will be more interested in.

232 He stated that the other change will be the reinstatement of the cost share program so that we can  
233 leverage the dollars to take care of the trip hazards.

234 Council Member Monsen stated that these are litigations waiting to happen and we should be able to get  
235 some of them fixed before that happens.

236 Hanson stated that we will be more pro-active in our work. He stated that we will be putting money aside  
237 to help repair trip hazards. Hanson stated that we have been painting, and doing some repairs, to  
238 reasonably mitigate any hazards. Hanson stated that we would also be working on getting contracts for 5  
239 years.  
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**9.4 DISCUSSION: AFFORDABLE HOUSING PLAN REPORT PLANNING**

Hanson stated that there is new legislation requiring us to heighten our awareness for Moderate Income Housing and Affordable Housing. Hanson stated that we will be evaluating our Affordable Housing stock. Hanson stated that we are still learning what this will mean to our general plan.

Hanson stated that our 60 percent LMI population has helped us support our CDBG projects. Hanson stated that staff is working with the state to help us identify how we can best be In compliance.

Council Member Monsen suggested inviting them here to see for themselves that 70 percent of Our housing is LMI housing. Hanson stated that we have to quantify it.

Council Member Monsen stated that we cannot tell a property owner what to do with their own property.

Hanson stated that the goal is for us to evaluate our LMI properties. Hanson stated that staff is Reviewing training to see if we can write the language in house or if we will have to outsource. Mayor Allen suggested inviting ULCT to a work session to explain the plan to Council.

**9.5 MOTION/RESOLUTION 19-25: A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT WITH BEAVER VALLEY HOSPITAL FOR OPERATIONS OF A NURSING CARE FACILITY IN WASHINGTON TERRACE CITY**

Hanson introduced Blaine Bernard from Beaver Valley Hospital. Hanson stated that there is legislation that allows senior care centers to capture the gap between medicare insurance and medicaid. Hanson stated that to do this, they must partner with a hospital. Hanson stated that the funds captured must be used for improvements. Hanson stated that this must be passed by resolution.

Bernard stated that he represents government hospitals in the state. He stated that the Medicaid planned was amended in 2013. He stated that the program helps cover the gaps in Medicaid patients. He stated nursing care facilities lose money every year on Medicaid patients. He stated that Mt. Ogden Hospital is operated by Beaver Valley Hospital and it is benefiting from the program because the funds go back into the facility. Bernard stated that the hospital enters into a management agreement with the facility. He stated that it is cost neutral for the city. The money comes from the federal government. He stated that they will be adding Washington Terrace Care Center to their agreement.

Council Member Brown stated that if he does not see improvements in the care facility within a few years, he will come back to Council and terminate the agreement.

**Motion by Council Member Barker  
Seconded by Council Member Monsen  
To approve Resolution 19-25  
Entering into an agreement with Beaver Valley Hospital for  
Operations of a nursing care facility in Washington Terrace  
Approved unanimously (4-0)  
Roll Call Vote**

289                   **9.6 PRESENTATION: SHERIFF’S OFFICE QUARTERLY REPORT**

290 Lt Pledger presented the report to Council. Chief Roundry also attended the meeting.  
291 Lt.Pledger highlighted some issues in the community. He stated that there was a disturbance at  
292 Terrace Days this year and the person responsible has been charged. He stated that the biggest  
293 problem in the community is with juveniles. Lt. Pledger stated that many of the vehicle burglaries  
294 have been committed by juvenilles. He stated that some are residents of the city and some are in  
295 the area for school or other reasons.

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297 Lt. Pledger stated that there are still ongoing investigations in the City regarding sex offenders.  
298 He stated that there are promising leads and the Department is well aware of the issues.  
299 He stated that there were many anomalies this summer regarding sex offenses. He stated that  
300 some have been found to be unfounded and some were reliable. He stated that these issues are  
301 highly sensitive and the officers are proactive on sex offender checks.

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303 Lt. Pledger updated Council on a “shots fired” call. He stated that it has been investigated and  
304 several bullet cases found. He stated that no suspects have been identified. He stated that there are  
305 no witnesses and no one has come forward so there is nothing to pursue at this time.

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307 Lt. Pledger stated that a lot of work has been done for the Volunteer program. He stated that there  
308 are 4 volunteers from the Terrace community. He stated that he appreciates the help the city has  
309 given in getting the word out about the program.

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311 Lt. Pledger presented Tom Hanson a Public Service Award for his leadership and partnership with  
312 the Sheriff’s Department.

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314 **10. ADJOURN INTO RDA MEETING**

315 Council adjourned into RDA meeting at 8:59 p.m.

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317 **11. COUNCIL COMMUNICATION WITH STAFF**

318 There were no reports.

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320 **12. ADMINISTRATION REPORTS**

321 Hanson stated that staff has met with the Extreme Home Makeover team for the greater Weber area.  
322 Hanson stated that there is only one more camera to be installed at Rohmer Park.  
323 Hanson stated that there has been a lot of graffiti at Victory Park. He stated that Victory Park is the next  
324 location for security cameras.

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327 **13. UPCOMING EVENTS**

328 **July 24<sup>th</sup>: City Offices closed for Pioneer Day**  
329 **July 25<sup>th</sup> Planning Commission Meeting 6:00 p.m. Cancelled**  
330 **August 6<sup>th</sup>: City Council Meeting 6:00 p.m.**  
331 **August 20<sup>th</sup>: City Council Meeting 6:00 p.m.**  
332 **August 29<sup>th</sup>: Planning Commission Meeting 6:00 p.m. (tentative)**

337 **14. MOTION: ADJOURN INTO CLOSED SESSION**

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339 **Motion by Council Member Monsen**  
340 **Seconded by Council Member barker**  
341 **To adjourn into closed session**  
342 **Approved unanimously (4-0)**  
343 **Roll Call Vote**

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345 **Council adjourned into closed session to discuss:**  
346 **o Strategy session to discuss pending or reasonably imminent litigation**

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348 **15. ADJOURN THE MEETING: MAYOR ALLEN**

349 **Mayor Allen adjourned the closed session and regular meeting at 9:52 p.m.**

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354 **Date Approved** \_\_\_\_\_

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**City Recorder**

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