

1  
2  
3  
4  
5  
6  
7  
8

# City of Washington Terrace

---

Minutes of a Regular City Council meeting  
Held on September 3, 2019  
City Hall, 5249 South 400 East, Washington Terrace City,  
County of Weber, State of Utah

9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22

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

Mayor Mark C. Allen  
Council Member Scott Monsen  
Council Member Blair Brown  
Council Member Larry Weir  
Council Member Scott Barker  
Council Member Jeff West - excused  
Finance Director Shari' Garrett  
City Treasurer Heidi Gerritsen  
Public Works Director Jake Meibos  
Public Works Operations Manager Denzil Remington  
City Recorder Amy Rodriguez  
City Manager Tom Hanson

23  
24  
25

## **Others Present**

Dennis Lyon

26  
27  
28  
29  
30

### **1. WORK SESSION:**

**5:00 P.M.**

Topics to include, but are not limited to: NLC Service Line Warranty Program. Discussion of endorsing a utility warranty program regarding responsibilities of lateral lines and homeowners protection.

31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48

Hanson stated that he has spoken to the ULCT concerning the problem of lateral problems with other homes. He introduced Dennis Lyon from the NLC Service Line Program.

He explained that they provide voluntary protection on their lines. He stated that the City is held harmless, however, it is only available through a partnership with the City. He stated that his corporation administers the program.

Lyon stated that they are the only company who offers this service through a partnership with the city. He stated that Utah passed a bill stating that it is the responsibility of the water service providers to educate the residents on their responsibilities concerning their properties. He stated that their marketing efforts are targeted towards homeowners. He stated that they are strictly residential. He stated that the City is responsible for the public side of the pipes and the residents are responsible for their side.

Lyon stated that there is an on-going revenue benefit for the city.

Lyon stated that they send out a letter to homeowners stating that the insurance is available through a partnership with the city. He stated that those who do not participate in the protection side of it, at least, get an education on the issues at hand.

Lyon stated that they select local contractors and put them through a stringent vetting program. There are no service costs to the homeowners.

Lyon explained the coverage to Council. He stated that they cover the lines from the sidewalk to the

49 home. He stated that the homeowner is covered for \$8500 per occurrence. This includes public streets  
50 and sidewalk cutting. He stated that they do not do a long term contract. He stated that the insurance will  
51 be on a month to month contract. He stated that there are no pre-inspections required, however, there is a  
52 30 day waiting period.

53 Lyon stated that homeowners can opt out at any time.

54  
55 Lyon explained that the city would receive .50 cents per month per paid warranty agreement. The royalty  
56 can also be declined by the city and the savings are passed to the residents in the program.

57 Lyon explained that the marketing would clearly state that it is a voluntary product and is not a city  
58 provided program and that it is offered to them by an outside program with a partnership with the City.

59  
60 Lyon stated that he would need a city logo and signature to go on the marketing products. He stated that  
61 the partnership accomplished economy of sale and ability to offer the products from a lower cost.

62  
63 Council Member Monsen stated that if our logo is on the marketing and partnership, it seems that the  
64 City has some liability. Lyon stated that the City will be indemnified. He stated that marketing with the  
65 City logo allows for higher participation. Hanson stated that it is up to Mayor and Council to decide if  
66 they are comfortable to put our name on this product.

67  
68 Lyon explained what is covered by the program. He stated that the coverage is for internal and external  
69 line coverage. He stated that water and sewer drain lines are covered, faucets and fixtures are not. He  
70 stated that the water lines for the hot water heaters is not going to an external connection and typically is  
71 not covered. Council Member Brown asked who decides on when to repair or replace. Lyon stated that  
72 they rely on their contractors to provide the information as to what would be the best for each incidence.  
73 Lyon stated that the lines are warranted for one year. He stated that they use local contractors because  
74 they typically know the laws and permits needed for the type of work that they provide.

75  
76 Remington asked if the City can say no to some of the contracts on the list. Lyon stated that if there are  
77 contractors that the City does not want working with the company, they will not reach out to those  
78 contractors and their names will not be given to the contractor recruiting team.

79  
80 Lyon stated that they currently have 650 municipalities that they work with. In Utah, they have partnered  
81 with 7 cities. He stated that city endorsement does not mean exclusivity.

82  
83 Lyon stated that they typically see a 15-20 percent participation rate in the city. He stated that there is not  
84 a minimum number requirement for them to offer the program and partnership. He stated that sewer is  
85 \$7.75, water coverage is \$5.25 and in home plumbing s around \$9.99 per month. Lyon stated that the  
86 resident pays directly to the company and not the City. He stated that rates have not increased in 3 years.

87  
88 Lyon stated that if the City notices tree roots in a resident's line who is covered, the City may request that  
89 it be taken care of under the resident's policy. Lyon stated that restoration is not covered, only backfill.

90  
91 Council Member Brown stated that he likes the program, but does not think that the City should take any  
92 money from it. He stated that he'd rather it goes to the residents.

93 Hanson stated that his caution is that the city is branding the service and will reach out to other city  
94 managers on the partnership because our reputation is on the line. He stated that it will still need to be  
95 vetted by staff.

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

98 Mayor Mark C. Allen  
99 Council Member Scott Monsen  
100 Council Member Blair Brown  
101 Council Member Larry Weir  
102 Council Member Scott Barker  
103 Council Member Jeff West- arrived at 6:28 p.m.  
104 Interim Fire Chief Clay Peterson  
105 Public Works Director Jake Meibos  
106 Public Works Operations Manager Denzil Remington  
107 City Recorder Amy Rodriguez  
108 Deputy Stephanie Tatton  
109 City Manager Tom Hanson

111 **Others Present**

112 Charles and Reba Allen, Ulis Gardiner

114 2. **ROLL CALL**

6:00 P.M.

116 3. **PLEDGE OF ALLEGIANCE**

118 4. **WELCOME**

120 5. **CONSENT ITEMS**

122 5.1 **APPROVAL OF AGENDA**

123 5.2 **APPROVAL OF AUGUST 20, 2019, MEETING MINUTES**

124 Items 5.1 and 5.2 were approved by general consent.

126 6. **CITIZEN COMMENTS**

127 There were no citizen comments.

129 7. **COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN  
130 COMMENTS**

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

133 8. **NEW BUSINESS**

135 8.1 **DISCUSSION: NLC SERVICE LINE WARRANTY PROGRAM**

136 Mayor Allen stated that the work session focused on the program. Hanson explained that this utility  
137 service is for voluntary insurance protection for sewer and lateral lines that are the responsibility of the  
138 homeowner. He stated that this program would be voluntary for the homeowner. He stated that the  
139 service is asking the City to partner with them on their branding. Hanson stated that it is the responsibility  
140 of staff to vet the program to ensure that it is a reputable service for the residents. He stated that he will  
141 speak to other city managers and residents who have the service to see how they feel about it. Mayor  
142 Allen stated that the cost would be external water service plan \$5.75, external sewer \$7.75, and interior  
143 plumbing would be \$9.99 per month. Hanson stated that this would clarify who is responsible for what  
144 lines.

145 Council Member Monsen stated that the idea of providing coverage to residents has some potential. He  
146 stated that he feels that if the City has the opportunity to provide something to the residents without

147 coercion, it may be a good idea. Mayor Allen asked if this plan would cover basement restoration.  
148 Hanson stated that his understanding is that it is for the lines only, and not restoration. Council Member  
149 Brown stated that the City would be putting its name on the service and endorsing the program. He stated  
150 that the program would only be for restoration.  
151 Council Member Barker stated that if nothing else, this will educate the residents and they can be  
152 informed on what their own insurance covers.

153  
154 **8.2 MOTION/ORDINANCE 19-08: AN ORDINANCE REPEALING AND RE-ENACTING**  
155 **CHAPTER 8.16 OF THE MUNICIPAL CODE “INSPECTION AND CLEANING”**

156 Hanson stated that this amendment is to remain in accordance with new state laws. He stated that the  
157 ordinance has been cleaned up and detailed so that we have a stronger and more defensible ordinance.  
158 Hanson stated that if the City cleaned up a property where a resident will not, state law allows us to  
159 capture the funds through property tax. Council Member Brown stated that there might be other  
160 organizations that will help out clean a property where the owner is unable to do so. Hanson stated that  
161 per law, the City will only have to notice a weed violation once per season.  
162 Hanson stated that the ordinance is more comprehensive than before. Mayor Allen stated that he can rest  
163 easy knowing that Inspector Monroe has a good heart and knows the residents and would step in before a  
164 lein is placed on properties where the resident cannot take care of the property on their own.  
165 Council Member Mosen stated that the ordinance gives the city some potential in enforcing too harshly  
166 or too quickly without a good process. He stated that he is concerned about that potential. He asked if  
167 Hanson would be able to reach out to a church leader for ways to fix a property before the City moved in  
168 hastily. Council Member Barker stated that anyone on Council can also reach out in those situations.  
169 Hanson stated that there is not a barrier for a City to reach out when there is a need for help. He stated  
170 that problems arise when the church dictates law to the city.  
171 Council Member Brown stated that we are the softest on code enforcement in the area. He stated that he  
172 is not concerned that we would drop a heavy hammer. Mayor Allen agrees that we are not being harsh  
173 enough with the repeat offenders.

174  
175 **Motion by Council Member Weir**  
176 **Seconded by Council Member Brown**  
177 **To approve Ordinance 19-08**  
178 **Repealing and re-enacting chapter 8.16 of the Municipal Code**  
179 **“Inspection and Cleaning”**  
180 **Approved unanimously (5-0)**  
181 **Roll Call Vote**  
182

183 **9. COUNCIL COMMUNICATION WITH STAFF**

184 Council Member Weir stated that he has a few addresses to pass on to Hanson to pass on to Inspector  
185 Monroe.  
186 Council Member Barker stated that Little Rohmer Park looks great. Hanson stated that the landscaping  
187 should be started next week.  
188 Council Member West agreed that the park project is looking great.  
189 Hanson stated that all of these projects need the help and guidance of Public Works and appreciates the  
190 team that came together to make the park project work.  
191 Mayor Allen thanked Public Works for their hard work on all the projects. He thanked Meibos and the  
192 crew for their work on the lighting fixtures. Mayor Allen stated that there have been problems with some  
193 concrete issues. Hanson stated that a plan will be coming forward soon concerning concrete work.

194  
195 **10. ADMINISTRATION REPORTS**

196 Hanson stated that we are still waiting on pricing for power to open 5700 South.  
197 Hanson stated that we will be having a summer BBQ sometime in the near future.  
198 Mayor Allen stated that there may be some upcoming tours of the Weber County jail and Sheriff  
199 Department. The Sheriff will be on the agenda October 1<sup>st</sup>.  
200 Hanson stated that there will be some CDBG contracts coming before Council soon.  
201

202 **11. UPCOMING EVENTS**

- 203 **September 3<sup>rd</sup>: City Council Meeting 6:00 p.m.**  
204 **September 11-13<sup>th</sup>: ULCT Conference in Salt Lake City**  
205 **September 17<sup>th</sup>: City Council Meeting 6:00 p.m.**  
206 **September 26<sup>th</sup>: Planning Commission 6:00 p.m. (tentative)**  
207

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

209 Mayor Allen adjourned the meeting at 6:56 p.m.  
210  
211

212 \_\_\_\_\_  
213 **Date Approved**

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