

1 **City of Washington Terrace**

2
3 Minutes of a Regular City Council meeting
4 Held on September 15, 2020
5 City Hall, 5249 South 400 East, Washington Terrace City,
6 County of Weber, State of Utah
7

8 * **Note:** The Centers for Disease Control and Utah Department of Health have declared a national and state
9 pandemic for COVID-19 where social distancing and other requirements are in place to prevent the spread of this
10 infectious disease. Members of the Public may view the meeting via the City’s Facebook page at:
11 Washingtonterracecity.com. Comments on appropriate agenda items may be emailed to:
12 amy@washingtonterracecity.org, or typed into the Facebook live stream at the citizen’s comments agenda item.

13 **MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT AT THE WORK SESSION**

- 14 Mayor Mark C. Allen
15 Council Member F. Carey Seal
16 Council Member Blair Brown - excused
17 Council Member Larry Weir
18 Council Member Scott Barker
19 Council Member Jeff West
20 Public Works Director Jake Meibos
21 Assistant Public Works Director Denzil Remington
22 Fire Chief Clay Peterson
23 City Manager Tom Hanson
24 City Recorder Amy Rodriguez

25 **Others Present**

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28 **1. WORK SESSION: 5:00 P.M.**

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30 Rodriguez read comments stated to her by Council Member Brown, who was unable to attend the
31 meeting due to an emergency. She stated that Council Member Brown had several talking points
32 concerning the disaster response efforts that he wanted relayed to Council;

- 33 • Council Member Brown stated that he is the only representative for the northern part of the City,
34 and he sees things differently. He fees that the northern part of the City did not receive the same
35 attention that other areas did. He stated that four residents (Kim Clark, Morgan Wilkins, Mason
36 Howard, and James Clegg) have spoken to him concerning their displeasure with the job that the
37 City did during the disaster. He stated that there was a lack of signage, and that they felt that the
38 northern part of the Terrace received “no love”. He stated that they felt that the City does not do a
39 good job with disasters and would like a change in management.
- 40 • Council Member Brown stated that the first focus on the road clean- up was good, however, he
41 felt that the second focus should have been on the residents, and not the parks. He stated that
42 capital equipment should be used to help individual people first during and emergency and that
43 the equipment could have been used to lift trees for people.

- 44 • Council Member Brown stated that he inquired about the disposal plan and was told by Tom
45 Hanson that there was no capacity for that, however, a few days later things evolved and we were
46 able to open up the shops.
- 47 • Council Member Brown stated that it should have been all hands on deck during the emergency
48 and that the privileged staff members should have been in to drive around the City and spot
49 people who need help.
- 50 • Council Member Brown stated that staff needs to show that they care about the residents more
51 than they do about themselves. He stated that the residents in the northern end perceive things the
52 same way as he does. He wanted it known that he is not inciting residents, that this is what they
53 are telling him.
- 54 • He stated that the citizens need to be taken care of and that the City failed and did a poor job.

55 Several other items were relayed to Rodriguez, which will be brought up during the Council report
56 section of the regular meeting.

57
58 Hanson responded to an email from Kim Clark regarding Code Red. Hanson stated that it is a response
59 system that can go out in a recorded message that could go out by email or phone. He stated that we need
60 to see how many people are signed up. He stated that we could do a better job at using all communication
61 measures.

62 Hanson stated that we will review the response efforts and will try to improve on areas that need
63 improvement.

64 Hanson stated that the wind events usually stay a bit south from us. This year it caught many people off
65 guard because it came in north-easterly. He stated that he has been told by Rocky Mountain Power that
66 this is the worst event for them in the last 100 years. Hanson stated that we would love residents to sign
67 up for Code Red so that we could have a better way to contact residents.

68
69 Hanson stated that the first thing we did on Tuesday during the event was see what was going in the City.
70 Hanson stated the Public Works team was already at work. At this time we did not know the extent of the
71 problems. Hanson stated that we set up a modified EOC with the staff that was on hand and started
72 mapping where all the tree issues were, power issues, and closed several roads. He stated that we were
73 actively informing Rocky Mountain Power as the information was being attained. He stated that Meibos
74 was mapping downed trees and power lines. He stated that all of staff was involved in relaying
75 information from any source that we could get to determine our situation in the community. Hanson
76 stated that he called the two stake presidents to see if they had any special requests or needs so that we
77 could set up a plan. Hanson stated that they decided that because it was so widespread to let the
78 community work together to help one another while our team at the City could spool up the response.
79 Hanson stated that he received a call from Council Member Brown as to why the team was not helping
80 residents. He explained that the first response was to the community as a whole. Hanson stated that
81 Ogden City stepped up and helped by reducing the rate (free) for their dump site. Hanson stated that our
82 team was working on disposal issues. Hanson stated that we were organized for disposal by Thursday.
83 Hanson stated that Tuesday was spent getting the roads open. Hanson stated that West Point City came
84 and helped our team clear up the roads by the park, where people were blocked in. Hanson stated that the
85 Public Works team cleared the roadways using the same procedures that they clear for snow plowing.
86 Hanson stated that our landscape contractor Chris Wilkinson helped tremendously with help clean out the
87 park hazards.

88
89 Hanson stated that discussions were happening with South Ogden concerning the dump site by
90 Wednesday night. Hanson stated that we were on KSL news asking people to come and help because we
91 did not have the resources to do it on our own. Hanson stated that Roy City also came out to help with

92 clean up and response efforts.

93 Hanson stated that we could not allow a public person to go onto the secondary dump site because it was
94 private property. Hanson stated that the Shops were set up as a transfer station. He noted that the Public
95 Works Crews worked from 7-7 Thursday through Sunday night transferring waste and debris from
96 residents. The shop is still working as the transfer station.

97

98 Hanson stated that there was good response at the transfer site at the shops, with the longest wait time
99 around 40 minutes. Hanson stated that we had staff members who were not public works come in and
100 help direct traffic. Hanson stated that many people expressed their gratitude to the City. He stated that the
101 City tried to respond to the comments that they were receiving. Hanson stated that staff was working on
102 the repairs to help the City before they could go out and help one individual. Hanson stated that this is an
103 integral part of the emergency plan. He stated that it comes down to neighbors helping neighbors. He
104 stated that we had people from all over the area helping our residents. Hanson stated that there was a
105 grass fire during the event from a downed power lines.

106

107 Hanson stated that we had three firefighters on duty, and 15 firefighters showed up on their own time to
108 volunteer to help in whatever way they could.

109

110 Hanson stated that Stauffer towing called and volunteered to come in and help get rid of stumps for
111 residents. Hanson stated that we coordinated with Weber County transfer to lower the price of the stump
112 drops. Hanson stated that Stauffer was able to help individual residents with stump removal at no cost to
113 the resident or the City.

114

115 Hanson stated that we debrief after every emergency so that we can see where the strengths and
116 weaknesses are to improve where possible.

117 Hanson stated that we have the responsibility of over 9,000 people and Hanson stated that everyone on
118 the team was working diligently to help all 9,000.

119

120 Meibos stated that staff began working through issues step by step once information was received. He
121 stated that the City was helping provide somewhere close for residents to take their debris at no cost. He
122 felt this was a huge help to the residents.

123

124 Mayor Allen stated that he was in Tuesday morning and although it was a little hectic, it was running
125 smoothly. He stated that due to downed power lines, some of the roads were not able to be opened until
126 Thursday. Mayor Allen stated that Rocky Mountain Power brought in crews from 6 states.

127 Mayor Allen stated that Peterson and his Fire Department crew were out working early in the morning.
128 Mayor Allen stated that we all need to train ourselves to be prepared for these type of events.

129

130 Council Member Seal stated that 475 West and 4700 South has two pine trees laying on someone's house
131 and wondered if anyone has information on this property. Mayor Allen stated that he was told by the
132 owner that he could not touch the tree until the insurance company takes a look at it. He stated that some
133 of the homes with houses on them will not be touched until the insurance gives the "OK" and a licensed
134 tree removal company comes to remove it.

135

136 Council Member West asked if a Code Red was sent out to residents. He asked how we communicated to
137 the residents. Hanson stated that he did not use the Code Red function but will use it in the future.

138 Hanson stated that we sent out emails to our Express Bill-Pay participants, which reached around 1,000
139 residents. He stated that he also used Facebook to get the word out. Hanson stated that so many things

140 were coming at us, that he went with a hybrid system of our plan. In the future he will try to stick to the
141 emergency plan.

142 Hanson stated that as the PIO he is in charge of the Code Red, but he could use some help with Point of
143 Information function.

144
145 Council Member Barker stated that he has signed up for Code Red. He wanted to take a moment to thank
146 the staff for an awesome job. He stated that he knows that the staff does not distinguish between north
147 and south. He stated that not only did he want to thank staff, but the citizens and non-residents of the City
148 as well. He stated that he wants to go on record to thank the staff and the citizens who have come into the
149 city to help. He stated that we need to take a look at the problems and address the issues in areas where
150 we may have fallen short. Council Member Barker stated that there were people out helping all over the
151 place. He stated that he did not receive any calls from residents needing help. Council Member Barker
152 stated that we should address concerns and do a better job next time. He stated that he gets discouraged
153 hearing “north” and “south”, noting that we are one city and no area receives more attention than another.

154
155 Mayor Allen stated that he saw a lot of compassion from the Public Works crew during this time. He
156 stated that Meibos and Remington really pushed for the green waste drop off. He stated that they worked
157 very hard and set a good example to all of us.

158
159 Council Member Weir stated that he has kids who live on the other side of the Terrace and stated that
160 there were a lot of people on 4300 South working as a team, whether they were “north” or “south”. He
161 stated that there were a lot of people who need to be thanked and stated that it is not a north or south
162 problem. The City worked together.

163
164 Mayor Allen stated that many entities helped up during this emergency. He stated that he heard a
165 comment that we can’t take care of ourselves. He stated that we take care of things the best we can and
166 we are not going to double the size of our public works department. Meibos stated that normally we have
167 the capacity to take care of the City, however, there is not a city in the state that is staffed to take care of
168 the entire city during an event like this. He stated that Roy City was unbelievable with the help that gave
169 us. They spent their own money and a lot of time to help our City. He stated that he wants Council to
170 realize that people have our back and that one day we will have to return the favor.

171 Meibos stated that the outreach from the communities that helped was unbelievable. He stated that South
172 Ogden called throughout the event to ask what we needed, and helped where they could.

173
174 Council Member Barker asked if we need to call in the residents who still have issues and try to resolve
175 them and find out what their concerns are so that we can help them understand what has happened with
176 the City.

177 Hanson stated that he will reach out to residents who have questions and have conversations with them so
178 that they can realize what our mission is and listen to their concerns and suggestions.

179 Hanson stated that staff wants to make a difference, while noting that we can improve in some areas. He
180 stated that we were recently talking about diving into our Emergency Plan. Hanson stated that all of the
181 City properties had emergency power so that we could respond to the 9,000 people.

182
183 Hanson stated that Comcast and Phone dropped out and we lost communication with residents for some
184 period.

185
186 Mayor Allen stated that the City is looking really good, however, we need to keep our eyes and ears open
187 for disasters in the backyards. He stated that we cannot go into backyards on our own. He asked that

188 Council keep their ears open for people with backyard problems.

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

194 Mayor Mark C. Allen
195 Council Member F. Carey Seal
196 Council Member Blair Brown -excused
197 Council Member Larry Weir
198 Council Member Scott Barker
199 Council Member Jeff West
200 Public Works Director Jake Meibos
201 City Manager Tom Hanson
202 City Recorder Amy Rodriguez

203 **Others Present**

204 The meeting was held via zoom and live streamed on facebook.

205

206 **2. ROLL CALL**

6:00 P.M.

207

208 **3. PLEDGE OF ALLEGIANCE**

209

210 **4. WELCOME**

211

212 **5. CONSENT ITEMS**

213

214 **5.1 APPROVAL OF AGENDA**

215 **5.2 APPROVAL OF SEPTEMBER 1, 2020 MEETING MINUTES**

216 **Items 5.1 and 5.2 were approved by general consent.**

217

218 **6. SPECIAL ORDER**

219

220 **6.1 PUBLIC HEARING: TO HEAR COMMENTS IN SUPPORT AND OPPOSITION TO**
221 **THE DECLARATION AND DISPOSITION OF SURPLUS REAL PROPERTY OF**
222 **APPROXIMATELY 69,290 SQUARE FEET LOCATED AT 5580 SOUTH ADAMS**

223 Hanson stated that the City has a Redevelopment Agency in the City that is designed to help property and
224 business in the City to help grow the tax base in the City.

225 Hanson stated that the property at 5580 South Adams was given to the City many years ago. It is located
226 behind the library. He stated that in order to sell the property and receive the best value for the City, the
227 City will transfer to ownership of the property to the RDA to manage the sale of the property in the best
228 interest of the City to develop a tax base. Hanson stated that the RDA is run by the City Council.

229 Hanson stated that staff proposes that the property be transferred to the RDA with a legal notice that the
230 proceeds from the sale be transferred back into the Washington Terrace City general fund. This will help
231 maximize the value of the property for the best interest to the residents of Washington Terrace City.

232 Hanson stated that legal is reviewing and preparing the documents for the next meeting.

233

234 Council Member Seal wanted clarification on the sale of the property. Hanson stated that right now it is
235 preferred commercial only development.

236

237 **Mayor Allen opened the public hearing at 6:19p.m.**

238 Scott Simpson wrote that a fast food restaurant in the location would be nice.

239 **Mayor Allen closed the public hearing at 6:22 p.m.**

240

241 **7. CITIZEN COMMENTS**

242 Nic Llow wrote that it is frustrating that legitimate and legal business owners will be asked to pay more
243 for their license, while others will pay less, based on the Business License Study. He stated that he
244 doesn't understand why any business would get a discount. He wanted to know what the City is going to
245 do about illegal businesses, or nuisance businesses, being run inside the City, specifically independent
246 contractors and landscapers parking their work trailers and vehicles on our city streets when not at a
247 jobsite. He also asked about illegal rental properties.

248

249 Morgan Wilkins stated that he agrees with the notes read for Council Member Brown. He stated that he
250 also agrees with Council Member Barker that concerns of the residents need to be addressed. He stated
251 that he doesn't understand why it took 3 days to get a green waste in the City and stated that City leaders
252 should be ashamed of the lack of leadership and planning. He stated that the residents who live in the
253 area that was impacted by the tornado feel that this is the second time and second disaster where residents
254 were told "good luck" during their time of great need.

255

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

258

259 Hanson stated that the business study was an analysis of our businesses and their impact in the City. He
260 stated that there is a base rate fee assigned. He stated that we must follow state law in implementing our
261 business license fee. Hanson stated that we cannot charge more than the disproportionate fee as found by
262 the study, therefore some businesses may be paying a lower rate than they currently are paying. Hanson
263 stated that the study was to learn what our costs were and what businesses cost the city to operate. He
264 noted that some types of businesses use our fire department and law enforcement at a disproportionate
265 rate. He stated that staff and Council will work together to decide as to what an appropriate fee would be.

266

267 Hanson stated that we do have some illegal businesses operating in the City. He stated that during the
268 amendment to the ordinance, parking regulations will be discussed and amended if needed. Hanson stated
269 that if anyone knows of a nuisance business, or one that is operating illegally, to please contact City Hall
270 for an investigation.

271

272 Hanson stated that he apologizes for the three days it took to get the green waste in the City, however, in
273 this case there was not an area to put the green waste at first. He stated that it would not have been
274 convenient for the residents to put it at the parks. He stated that the Public Works team was strategizing a
275 plan to make it very manageable for staff and the residents. Hanson stated that it would have been very
276 hard to make it happen on Tuesday or Wednesday, as crews were working to clean up the roads for
277 transportation and safety issues. Hanson stated that we realized that we had to do something within the
278 City to make it work for everyone. Hanson stated that organization began on Wednesday and it took
279 some time to get it situated with the landowner and with South Ogden.

280

281 Hanson stated that he is sorry that Mr. Wilkins feels that we should be ashamed of ourselves and

282 welcomes him to come in and speak with him, staff, and the Mayor about the situation. He stated that if
283 he mis-stepped he apologizes and can work it out with Mr. Wilkins.

284
285 Hanson stated that South Ogden was able to open their site on Wednesday, mostly due to the fact that
286 they have more employees and had an empty parking lot to use. He noted that they were inundated very
287 early.

288
289 Council Member Barker stated that this is a learning curve for us, noting that during the tornado we did
290 not even have a location for green waste. He stated that now we have a drop off location and hopefully
291 we will be prepared next time to have a close location for the residents to drop off their debris.

292
293 Hanson stated that we are working with South Ogden to find a contractor that would be able to grind the
294 material. He stated that this will come back to Council as an emergency item once we have prices.
295 Meibos stated that the drum chipper is \$250.00 an hour and it is anticipated to last for 2-3 weeks. Meibos
296 stated this cost will be shared with Weber County and South Ogden. Mayor Allen stated that we are
297 doing an inventory of sidewalk issues that were damaged by trees. He stated that it will cost the City
298 money, however, we will get it taken care of. Meibos stated that many of the sidewalks were already on
299 our list.

300
301 Hanson stated that we are not set up to separate the chips and sell them for profit. He stated that our
302 intent is to shred and leave it at the Stephens Property. He stated that the piles are huge and a lot of
303 material needs to be shredded. Council Member Barker stated that he hopes the residents thank the
304 Stephens family if they have the chance. He stated that by allowing us to use their property and shred the
305 material for us will save the City a lot of money.

306
307 Hanson stated that Nic Llow would like to thank the Stephens family, as did resident Cheryl Stubbs.
308 Hanson stated that he has also reached out to express our gratitude.

309
310 **9. COUNCIL COMMUNICATION WITH STAFF**

311 Council Member Brown asked that Rodriguez bring up to items at his behalf:
312 He feels that it is time to stop the Zoom Meetings and meet in person.

313 He stated that as the only representative of the northern end of the City, he would strongly suggests that
314 the City be split in half into a northern and southern district with 2 Council Members from each and one
315 “at large”. He feels that there is not enough adequate representation.

316
317 Council Member Barker stated that although he lives on the southern end of the City, he represents the
318 entire city, north, south, east, and west. He stated that the “north” and “south” talk has to stop. He stated
319 that every Council Member represents the entire City. He stated that he is not happy that Council
320 Member Brown is trying to divide the City. Council Member Weir stated that he agrees with Council
321 Member Barker and that every Council Member should be working for the whole City. He stated that the
322 north-south stigma must end and it has to start with the Councilmen.

323
324 Council Member Seal stated that he has heard from residents that the good of the city outweighs the need
325 of one individual. He stated that he did not run to represent one end of the Terrace, he represents
326 everyone. He stated that if people don’t like what is being done, they should show up to meetings, or
327 have a meeting with City staff instead of giving a blanket statement to someone to pass along third hand.
328 Council Member Seal stated that the garbage cans at Little Rohmer Park are stuffed full. Meibos stated
329 that the cans are emptied once a week. Council Member Seal stated that a small child would not be able

330 to get the restroom door shut at Little Rohmer and it needs repaired. Hanson stated that we will keep an
331 eye out on the garbage can situation.

332
333 Council Member West stated that he sees the Public Works Department working hard on all areas of the
334 City. He stated that there may have been communication breakdowns, but we will work on that. He stated
335 that the crews did a fantastic job.

336
337 Mayor Allen stated that he has seen graffiti on 300 West in Riverdale and would like Hanson to follow
338 up with the Sheriff's Office to see if they know who is doing it so that it does not start in Washington
339 Terrace. He asked Meibos if the electric box could be cleaned up.

340
341 **10. ADMINISTRATION REPORTS**

342 Hanson thanked everyone for their help during the wind event to help support the City.
343 Hanson reminded residents to sign up for Code Red and to speak with the Utility Billing Department to
344 get on the email sign-up sheet.
345 Council stated that they would like to try to have a live meeting in October.

346
347 **11. UPCOMING EVENTS**

348 September 17th: Red Cross Donation Bloodmobile 2:00-7:00 p.m. (registration needed)
349 September 24th: Planning Commission Meeting 6:00 p.m.
350 September 21-25th: ULCT conference (virtual)

351
352 **12. ADJOURN THE MEETING: MAYOR ALLEN**

353 **Motion by Council Member Seal**
354 **Seconded by Council Member Weir**
355 **To adjourn the meeting**
356 **Approved unanimously**
357 **Time: 7:04 p.m.**

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Date Approved **City Recorder**