

**TREMONTON CITY
CITY COUNCIL MEETING
February 5, 2008**

Members Present:

David D. Deakin

Jeff Reese

Max Weese, Mayor

Byron Wood

Richard E. Woodworth, City Manager

Darlene S. Hess, Recorder

CITY COUNCIL WORKSHOP

Mayor Weese called the February 5, 2008 City Council Workshop to order at 6:00 p.m. The meeting was held at the Public Works Meeting Room at 300 East 1200 South Tremonton, Utah. In attendance: Mayor Weese, Councilmembers Deakin, Reese and Wood, Manager Woodworth, Alyson Draper, City Attorney, Police Chief David Nance, and Darlene Hess, City Recorder. Mayor Weese excused Councilmembers Fridal and Holmgren. The Council reviewed the agenda with the following being discussed in detail:

- ▶ Manager Woodworth informed the Council that the City has ordered the “Making Life Better” ULCT logo in an eight by twelve inch size to place on the City vehicles. Due to the fact that this issue has been taken care of, the Council asked that it be deleted from the agenda.
- ▶ The Council discuss the request for full reconveyance with lost document indemnity and Substitution of Trustee on indebtedness between Chadaz, L.C., Peter Brandley and Tremonton City. Councilmember Wood asked if the property was encumbered? Manager Woodworth told the Council that the property is encumbered because it was acting as a bond.
- ▶ Chief Nance informed the Council that classes on NIMS 300 and 400 will be taught by Jim Buchanan in Brigham. The Council has been invited to attend the training. Jim Hess, Tremonton City Emergency Preparedness Coordinator will be able to teach the class if the Council waits until Fall, or they can get someone else to do the training. It will take two days - eight hours a day for the training. After some discussion, the Council asked that the training be put off until after June 1st when the Budget process has been completed.
- ▶ Access from the Chadaz Subdivision at 485 West onto Main Street was discussed. The Council was informed that the Land Use Development Board had been in contact with the

Jiffy Lube owner. The price of the property has been established and the developer will have to pay for the property. There is an issue as not all of the property is needed for the access road; therefore, approximately one-fourth acre of the property will be stranded. The Council expressed their opinion that the City does not want to get involved or purchase the stranded property. The Jiffy Lube owner has had good success with UDOT and is willing to go with the developer to meet with them. Mayor Weese asked that the meeting be scheduled. He will attend the meeting with them.

- ▶ The Senior Building was discussed. Fixing the old building may be postponing the inevitable. The City does not have the cost estimate to rebuild/refurbish the building; therefore, the decision cannot be made tonight. Manager Woodworth told the Council that if there are other deficiencies in the building (i.e.: wiring, etc.), the City will need to take care of these issues also. Mayor Weese suggested that the Council meet with the architects so questions can be answered before they decide what needs to be done with the building. If the contractors sign off on the building, the liability will be transferred to them. Manager Woodworth told the Council that he would hate to see the City put \$300,000 to \$400,000 into the building - it will not be worth the money. The Council discussed the issue that the Senior Program is a County service. The County and other municipalities that utilized the program need to pay their share of replacing or repairing the building.
- ▶ The Railroad Easement and Maintenance Agreement was discussed. Councilmember Wood asked if the City will have liability? Manager Woodworth told the Council that the City will do inspections and pass the cost onto the industry every ten years. There may be a project every ten years. The City will also take care of snow plowing.

The meeting adjourned at 6:54 p.m.

CITY COUNCIL MEETING

Mayor Weese called the February 5, 2008 City Council Meeting to order at 7:00 p.m. The meeting was held at the Public Works Building in their meeting room at 300 East 1200 South Tremonton, Utah. In attendance: Mayor Weese, Councilmembers Reese, Wood, and Deakin, Manager Woodworth, City Attorney Alyson Draper, Police Chief David Nance, Senior Director Marion Layne, Food Pantry Director Cathy Newman, Recreation Director Rhett Ogden and Darlene Hess, City Recorder. Mayor Weese excused Councilmembers Fridal and Holmgren from the meeting.

1. Opening Ceremony

Mayor Weese welcomed all in attendance. He informed the audience that no one had called to request participation during this portion of the meeting; therefore, members of the Council had volunteered participation. If anyone may be offended by listening to a prayer, Mayor Weese asked that they step out into the hallway during this portion of the meeting. The prayer was given by Councilmember Wood and the Pledge of Allegiance was led by

Mayor Weese.

2. Approval of agenda

Mayor Weese called for a motion to approve the February 5, 2008 City Council Agenda. **Motion by Councilmember Reese to approve the agenda with the deletion of the following:**

7a. Consider using the ULCT “Making Life Better” logo.

Second by Councilmember Deakin. Vote: Councilmember Deakin - aye, Councilmember Reese - Councilmember Wood - aye. Motion unanimously approved.

3. Approval of minutes - January 15, 2008

Motion by Councilmember Wood to approve the minutes of the January 15, 2008 City Council Meeting. Second by Councilmember Reese. Vote: Councilmember Deakin - aye, Councilmember Reese - aye, Councilmember Wood - aye. Motion unanimously approved.

4. Introduction of guests

Mayor Weese welcomed all in attendance. He told the audience that there was a good representation of seniors and young people in attendance this evening. Mayor Weese had one student from Mr. Littlefield’s Bear River High School Class and six Scouts from Troop 32 introduce themselves.

5. Common Consent

Mayor Weese called for a motion on the common consent item. **Motion by Councilmember Deakin to approve the December Financial Statement.** Second by Councilmember Reese. Vote: Councilmember Deakin aye, Councilmember Reese - aye, Councilmember Wood - aye. Motion unanimously approved.

6. Request(s) to be on the agenda

a. Boys and Girls Club - Jennie Schulze

JeuneElle Jeffries, who accompanied Jennie Schulze, distributed a handout from the Boys & Girls Clubs - Bear River Club of Tremonton. Ms. Schulze told the Council that Councilmember Roger Fridal is serving on the Board. They have a great staff and there are several families using the program.

The Boys and Girls Club now have three locations:

1. Bear River Club meets at the McKinley Elementary. There were 87 members in 2007 and they averaged 45 daily attendance. They are open after school until 6:00 p.m. and 8:00 a.m. to 6:00 p.m. on non-school days. The programs offered are for Kindergarten through 5th Grade.

Ms. Schulze told the Council that the Bear River Club at McKinley is really taking off. They are working with La-Z-Boy for a van to transport the kids after school. There are a lot of kids who need a place to go after school.

2. Harris Intermediate Club meets at the Harris Intermediate School. There were 228 members in 2007 and average 25 daily attendance. They have specialized clubs and programs after school until 4:30 p.m. The programs are offered to 6th and 7th Grade students.
3. Parkside Chillin' is held at the North Park Park. In 2007 there were 68 members and averaged 30 daily attendance. The program runs from 9:00 a.m. until 12:00 noon on Tuesdays, Wednesdays and Thursdays. They offer arts, crafts, recreation and games.

Ms. Schulze told the Council that there are 383 Bear River Valley members and 265 members from Tremonton. The Boys and Girls Club is working with the City for Community Programming. We have two programs currently that Tremonton City are assisting with:

1. Tremonton City Recreation Department - the program started today - for Pre-school Craft Time.
2. Tremonton City Library Reading Program - story time and crafts. This is on Thursdays where we read to the kids from Kindergarten to 5th Grade.

Councilmember Wood asked if there are a lot of kids who participate at the Library? Ms. Schulze told the Council that there are twelve to fifteen families who participate. It might be better if the age was held to the younger kids. The age varies so it is hard to work with such a versified age group. Councilmember Wood asked if parents have to sign off on liability before the kids can participate? Ms. Jeffries told the Council that the Club has to carry liability insurance.

Councilmember Deakin asked if the Boys and Girls Club will get two vans? Ms. Jeffries told the Council that it is in their plans. They always plan - then adjust as necessary. The Boys and Girls Club has been singling out the

Tremonton Area the last two years. The Club will keep families in the valley. Councilmember Deakin told those present that he has heard good things about the Club from kids and parents.

Mayor Weese asked where they get funds to run the program? Ms. Jeffries told the Council that they apply for grants. They are running on a \$6500 Foundation Grant that they received, annual fund raiser they hold in April - the Bear River Celebrity Basketball Game, and some donations from manufacturing sponsorship. Ms. Jeffries told the Council that they need the City's support. If there is a way that the City Council can help with their budget to assist the 265 kids from Tremonton that they work with, it would be wonderful. Ms. Jeffries told the Council that they will be \$10,000 to \$12,000 short this year.

Mayor Weese asked that this item be placed on the Budget Session Agenda for consideration.

- b. Parking by R & R Hardware and trees on Main Street - Bob Christophersen

This item was deleted as Mr. Christophersen did not attend the meeting.

7. New Council Business:

- a. Consider using the ULCT "making Life Better" logo

Item was deleted from the agenda.

- b. Consider request for full reconveyance with lost document indemnity and Substitution of Trustee on indebtedness secured on January 1, 2000 between Chadaz, L.C./Peter Brandley and Tremonton City.

Mayor Weese asked Manager Woodworth to explain the item. Manager Woodworth told the Council that in 2000, Mark Higley and Peter Brandley put a piece of property in the subdivision up as part of their bond/Promissory Note.

Motion by Councilmember Wood to approve the full reconveyance with lost document indemnity and Substitution of Trustee on indebtedness secured on January 1, 2000 between Chadaz, L.C./Peter Brandley and Tremonton City. Second by Councilmember Reese. Vote: Councilmember Deakin - aye, Councilmember Reese, Councilmember Wood - aye. Motion unanimously approved.

- c. Consider setting a date for followup training on Bradyville Drill by Brady Hansen

Mayor Weese told the audience that the Council will be asking Brady Hansen to

come back to give them further instruction on Emergency Preparedness. Due to the fact that they are in the budget process and holding additional meetings, he suggested that a meeting be set up on March 26th at 6:00 p.m. to be held in the Police Department Meeting Room. Chief Nance will contact Mr. Hansen to schedule the training.

- d. Consider scheduling and taking the NIMS 300 and NIMS 400 Courses

Mayor Weese told the Council that in order to qualify for grants, the Council and some of the staff need to take the NIMS 300 and NIMS 400 Courses. He informed the audience that most of the Council and staff have already taken NIMS 100, 200, 700 and 800 Courses. Mayor Weese suggested that the training be scheduled in June after the budget has been approved. It needs to be completed by the end of the year.

Councilmember Deakin asked if someone had informed Councilmember Fridal that he needs to take the courses? Chief Nance told the Council that Jim Hess, the City's Emergency Preparedness Coordinator has discussed the issue with Councilmember Fridal.

- e. Consider the Land Use Authority Board's recommendation to access Main Street on 485 West

Mayor Weese asked Manager Woodworth to explain this item. Manager Woodworth told the Council that the Land Use Authority Board has been talking with UDOT and the owner of Jiffy Lube to work out issues on getting an access at 485 West. The owner of Jiffy Lube told the Land Use Authority Board that he would go with the developer to talk to UDOT to discuss the needs of the community and the needs of the business owner to get the issue worked out. Mayor Weese told the Council that he would also like to attend the meeting. The Land Use Authority Board is to schedule the meeting.

- f. Senior Building consideration

Mayor Weese told the audience that the City does not have the information from the engineers/architect on repair costs at this time. Due to the fact that there are people in attendance who are concerned about the Senior Center, Mayor Weese suggested letting them share their concerns in this meeting.

Jerry Morgan asked the Council what the cost difference was between repairing the Senior Center Building and building a new building? The Council informed him that they did not have the information at this time. Mr. Morgan then told the Council that the size of the proposed new building concerns him. It does not have enough room for the needs of the Seniors. Mr. Morgan told the Council that people will donate to

repair the old building so we will have a pool room, sewing room, and the other rooms needed. Councilmember Deakin told the Council that it would be nice to know how much people will donate so the Council could plan for it in the budget.

Mr. Morgan asked the Council what the status of the ceiling is with the latest earthquake? Mayor Weese told Mr. Morgan that the City checked the building and the ceilings are holding.

Elder Fuller told the Council that he recommends that the City keep and repair the old building. With the technology in the world today, the old roof can be lifted off and a new one put in its place.

Doris Fuller told the Council that the new building will not provide enough space for what is needed. A lot of the new building will be used for the kitchen and storage. It will not provide enough space for the needs of the Seniors.

Marion Layne, Senior Director, told the Council that currently they are trying to get by in the small building. She has to go outside and talk on her cell phone so private information can be discussed. We have people discussing heat assistance and tax information where others can hear the discussion. It is not a good situation. Director Layne told the Council that in 2015, there will be a 65% increase in Seniors over sixty years of age. We will not be able to provide the programs necessary for them in a 60 by 120 foot building.

The cost of rebuilding the Senior Center was discussed. Estimate is 4.2 million dollars. Manager Woodworth told the Council that the City should have the architect's estimate within the next two weeks. If the new building is built, the Senior Center will have 6400 square feet of space to do their programs. If the old building is refurbished, they have approximately 9400 square feet.

Councilmember Wood asked if the City has found out if the grant we were approved for will go for two more years? Marion Layne told the Council that they would not specify if it will go for two more years. She, also, informed the Council that if the City rebuilds, they may withdraw the \$100,000 grant.

Councilmember Reese told the Council that the City could add another 200 square feet to the building if needed. Manager Woodworth told the Council that the 6400 square foot proposed building would have a pool room and two class rooms. It will not be big enough to have Christmas Parties the size they have had in the past.

Rhett Ogden, Recreation Director, told the Council that he would like the City to build a building big enough for the future and include a Senior Center/Recreation Center combined under the same roof. The building could be used for the Senior

Center during the day and a Recreation Center at night. That way, the building will be fully utilized. Councilmember Wood told the Council that he thought this would be a wonderful idea. It would need to be bonded and become a Special Service District with every community involved.

Councilmember Deakin asked what the Council will do with the Food Pantry if they do not fix the old building. If the cost to repair comes in over \$100,000, the City will be wasting our money.

Cathy Newman, Food Pantry Director, told the Council that the Food Pantry has outgrown the building she is in. The food is currently stored on the stage and along the walls of the gym. The new Senior Building being proposed does not meet her needs. Councilmember Reese asked if the number of people being served on the program has increased over the last two and a half years. Director Newman told the Council that they used to serve forty-five to sixty-five families a month. They are currently serving one hundred twenty to one hundred sixty-five families a month.

The Council discussed the current bid that the City has for a new Food Pantry. Mayor Weese asked that the bid for the Food Pantry be put on the next City Council Agenda for consideration. The Council then discussed possible location for the new Food Pantry. The Senior Center Tennis Court was discussed. Attorney Draper told the Council that they do not want a steel building in the downtown area. Director Layne told Attorney Draper that you can make the steel building look good. Councilmember Deakin told the Council that he felt that the Council needs to move forward with the Food Pantry. Mayor Weese asked that consideration for the location of the Food Pantry be placed on the next City Council Agenda.

g. Resolution 08-03 adopting the Railroad Easement and Maintenance Agreement

Mayor Weese asked Manager Woodworth to discuss this item. Manager Woodworth told the Council that the City has been working with Jody Burnett for sometime on getting a Railroad Easement and Easement Maintenance Agreement between Tremonton City, Malt-O-Meal and Intertape Polymer in place. This is for a spur off of the Union Pacific line through the Tremonton City Industrial Park west to the Malt-O-Meal site. Malt-O-Meal and Intertape will use the spur for transportation of raw materials to and finished good from their production locations. Tremonton City's obligation is for maintenance such as inspections and snow plowing.

Motion by Councilmember Reese to approve Resolution 08-03 adopting the Railroad Easement and Maintenance Agreement. Second by Councilmember Wood. Vote: Councilmember Deakin - aye, Councilmember Reese - aye, Councilmember Wood - aye. Motion unanimously approved.

8. Comments:

a. Administration/City Manager Advise and Consent

- 1) Manager Woodworth informed the Council that the December Warrant Register increased by \$3000.00 due to a manual check for the purchase of a twelve foot snow plow in the Utility account 51-70-502. This was a manual check which did not get entered into the system. During the monthly closing, it was discovered and corrected.

Motion by Councilmember Deakin to modify the December Warrant Register to include the \$3000.00 check. Second by Councilmember Reese. Vote: Councilmember Deakin -aye, Councilmember Reese - aye, Councilmember Wood - aye. Motion unanimously approved.

- 2) Manager Woodworth informed the Council that the Capital Budget was adjusted as per their discussion in the January 15, 2008 City Council Meeting breaking out streets and the parking lot at the Civic Center.
- 3) Manager Woodworth reminded the Council of the Budget Session on February 12, 2008 at 5:30 p.m. The Council will review revenues.

b. Council Reports:

Councilmember Deakin asked what the status was on recycling for the City. Manager Woodworth told the Council that he is in the process of getting bids from Econo Waste and talking to Pleasant View on the issue. Councilmember Deakin asked if barrels would be provided and if everyone would have to participate. Manager Woodworth told the Council that different colored barrels will be provided and the cost is around \$4.00 a month. Everyone would have to participate. Mayor Weese asked if putting out a collection area where citizens bring their items will save the City money? Manager Woodworth told the Council that it will cost between \$4,000 and \$5,000 a month and will probably need to be subsidized by the General Fund. We will get the information to the Council as soon as the bids come in.

Councilmember Deakin told the Council that he would like to compliment Public Works for the admirable job they have done with the snow plowing. The snow has been heavy. Manager Woodworth told the Council that Public Works has been spending fourteen hours a day trying to keep up with the work.

Councilmember Deakin told the Council that Autoliv expressed their appreciation for the lovely letter the Council sent to them on getting the Industry Week's Best Plant Award Recognition.

Councilmember Deakin told the Council that very few people look at the Web to see what is on the City Council Agenda. He suggested that the Recorder notice The Leader for the agenda to be printed. Mayor Weese told the Council that the City meets the State Law in noticing requirements already. In order for it to be printed in the newspaper, we would have to give them an agenda prior to getting all the information for the agenda and it will be expensive. Councilmember Deakin told the Council that he did not want the agenda he is discussing to be a binding notice or for it to be invoiced. He just wanted the information put out in the paper so our citizens know when our meetings are held. Manager Woodworth told the Council that the agenda is nested on the Web Page. We are going to redo our Web and will make it more accessible. Manager Woodworth told the Council that he will have the meetings noticed on the Water Bill.

Cari Doutri of The Leader told the audience that she prints the dates and times of the City Council Meetings in her article every week and has done so for five years.

Councilmember Wood reported that the Youth City Council attended the Official Day at the Legislature recently. They had the opportunity to see the State Capitol after it was renovated and meet with our State Representative, Ronda Menlove, and State Senator, Pete Knudson. It was a fun day. Councilmember Wood told the audience that Mayor Weese even had Governor Huntsman pose for a picture with the Youth City Council. Councilmember Wood thanked everyone for the opportunity to attend this function.

Mayor Weese told the Council that he had the opportunity to go back to Cape Girardeau, Missouri to visit the Proctor and Gamble Plant. This plant is located on 1311 acres and there is eighty acres under one roof. Mayor Weese told the Council that this plant uses four million gallons of water a day and is located just one-third mile from the Mississippi River. For the new Box Elder Plant, Brigham City will be installing twelve miles of water line and twelve miles of sewer line for the project. The new plant will cost \$300,000,000 and will be the first plant built on United States soil in over thirty years. Mayor Weese told the audience that the plant he visited was very clean. They have twenty-two product lines and 1200 employees.

9. Public comments:

Nate Sorensen informed the Council that he is a draftsman by trade. He will be glad to sketch a combined Senior Center/Recreation Center for the City.

Alyson, Draper, City Attorney, informed the Council that the Planning Commission has made the shift to planning and will be moving to a new model of a "Planning Body". They held a Strategic Planning Session a week ago where great progress was made. They are looking at what is happening in Tremonton City and where we want to go to meet the needs of the community. They are already on their way to a meaningful use of a Planning Commission. They are proving to be very visionary with new tasks. Mayor Weese asked

Attorney Draper to thank the Planning Commission for the great job they do for the City.

10. Adjournment

Motion by Councilmember Deakin to adjourn the meeting. Second by Councilmember Wood. Vote: Councilmember Deakin - aye, Councilmember Reese - aye, Councilmember Wood - aye. Motion unanimously approved. Meeting adjourned at 8:14 p.m.

The undersigned duly acting and appointed recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes of the City Council meeting held on the above referenced date.

Dated this _____ day of _____, 2008.

Darlene S. Hess, RECORDER