

**TREMONTON CITY CORPORATION
CITY COUNCIL MEETING
APRIL 2, 2024**

Members Present:

Wes Estep
Jeff Hoedt
Bret Rohde
Lyle Vance
Blair Westergard
Lyle Holmgren, Mayor
Marc Christensen, City Manager
Linsey Nessen, City Recorder

CITY COUNCIL WORKSHOP

Mayor Holmgren called the April 2, 2024 City Council Workshop to order at 6:00 p.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Holmgren, Councilmembers Estep, Hoedt, Rohde, Vance, and Westergard, City Manager Christensen, and City Recorder Nessen. The following Department Heads were also present: Police Chief Dustin Cordova (arrived at 6:40 p.m.), Fire Chief Brady Hansen and Main Street Manager Sara Mohrman.

1. City Council Visioning Workshop and Preliminary Budget Discussions

Mayor Holmgren said Councilmember Rohde and I had the opportunity to walk Main Street and talk to merchants. We have an advisory committee that is going to help us, but it would be good to get some direction from the Council about Main Street and the things we can do to create more vibrancy. Back in 2018, a survey was done and a publication about our Main Street plan was compiled. People liked the feel of Main Street, Midland Square, the flowerpots, and trees. The most common response was that they liked the small-town feel and plainness of it. They like the old history and murals, which draw people into the downtown area. This study also explains what people do not like. A comment was made that Main Street is just a road with no color or scenery. People just go from here to there—nobody seems to stop. Another concern was during rush hour. Nobody dares park and get out of their car. This committee will be an advisory, not a decision-making body. They will come up with ideas and concepts to bring to the Council. We will have an open house for the public and let them decide what they like.

Councilmember Rohde said it needs to be more inviting and we need to consider facade grants. What can we do to entice more people to move into our downtown area. I think the number one complaint is parking on Main. We know that is an issue, however, with some strategic design we can fix some of that. Ogden's 25th Street does not have a lot of parking, but it is inviting. I talked to a property owner who would be willing to let us use their parking lot between Key Bank and this corner building. They do not use it much and could help with striping or plowing to use that for parking. I would love to see the trees come down along Main Street. They are an eyesore and too big. There are some things

we can do with light poles, flowers and signs that could make that inviting. Councilmember Vance said we spent good money on getting that survey done and did not act. If we are going to be doing something we need to move with it. A month ago, we had a meeting discussing our priorities. We discussed pretty unanimously that the trees should come down and we should add light poles with power, water and greenery. We need to move. Councilmember Rohde said like an HOA, someone could help with window cleaning or sweeping. It would be a lot less expensive to hire one person to go through and clean that up than a bunch of people. We want to help our vendors downtown be successful as much as we can. Councilmember Westergard said I agree with the trees. We need the room. I like the idea of having water along there. Mayor Holmgren said we could start with a couple of blocks at a time. Councilmember Hoedt said I support the idea of enhancing downtown. I would also encourage us to look at our own City ordinances. In that, there is the creation of an advisory group for Main Street. I would encourage the use of it. Councilmember Estep said I am on board with this. I would get rid of the trees. They are tearing up the facades. They have outgrown the area. I like the idea of light poles with hanging baskets so no one has to water those. Councilmember Rohde said we need to set our priorities and then start working on bids to accomplish those. We need to show citizens we are doing something with the money. The funding has to be part of that strategy.

Manager Christensen said the study also shows things people would like to change about Main Street. The first is building and facade revitalization. Second is parking access and visibility. Third is pedestrian and bicycle safety. Fourth is vacancies and underutilized properties. The fifth is things that add vibrancy. That could be our list of priorities. The Council would consider cost and the low hanging fruit since we cannot start on all five. Midland Square could be improved with amenities for programming and activities. That is what we wrote the grant for. The grant committee has said we could pivot off of that and do anything that adds economic value to downtown. We have an opportunity to fund half of that project with State money. Mayor Holmgren said the State wants to see something that is going to have economic value. We have enough information now to show this committee and let them go to work and come up with ideas. They will report back to the Council as this moves along. We will also provide more direction from the Council as things progress.

2. Discussion of revising the definition of the term “Public Park” and creating a new definition of “Community Gathering Area” - Councilmember Hoedt

Councilmember Hoedt said one of the things that has been stated here and that I hear repeatedly is we do not have restaurants downtown. Part of that is not having a place that offers beer. I met with the owners of El Chilito and offering beer would help their business. I have also spoken with the owners of the Grille and the Western to see if they had any concerns about offering beer at El Chilito. They had no issue. I looked at the legal parameters of it. He went through the city code. The locations that are involved in a community location are public or private schools, a church or public library and public playground or park. The State chose not to define those terms and leaves it up to each community. We have defined a public park. Midland Square would be included as a

public park. We also have a church downtown. There is a beer only restaurant license, which Councilmember Hoedt reviewed. If we change the definition of public park and it does not include Midland Square, then we do not have that conflict with a public park being too close. I would propose a term we use already in the City—a community gathering area. Councilmember Hoedt then read the code for beer only restaurants, which has a lot of restrictions. He also read the City’s definition of a public park. It seems pretty clear that right now Midland Square, by our definition, is considered a public park. I offer a change of language. Here are those strikeouts and underlines. A public park does not include a community gathering area to make it abundantly clear that there is no crossover. Adding a new definition for community gathering area, parcel of land for leisure or other public gatherings, which is under the control and operation of a government entity and does not include a public park or playground. This would make it abundantly clear that there would be no debate as to whether there was an overlap between the different sites. That they are very distinct in the category they would fall within. This is a proposal I put forth for the Council. If we were to take action and adopt this then El Chilito could apply for a permit to become a beer-only facility. The State does not have an issue with this. Manager Christensen said we could draft an ordinance with these changes. Mayor Holmgren said this would be discussed at our next meeting in May.

Councilmember Rohde said for the advisory committee, are they working on Main Street as a whole or just Midland Square? Mayor Holmgren said the idea is to look at the whole thing, but the goal is to come up with plans. I imagine that Midland Square will be a big part of that because we have the funding. I think the committee is going to be able to be very objective in what is going to be best for the downtown area. We know we are not going to be able to do it all at once.

3. Review of the agenda items identified on 7:00 p.m. City Council Agenda

Manager Christensen said Envision Estates is to the east of Visionary Homes. They want to do a transitional overlay. From the west to the east in Visionary, it moves from townhomes to smaller lots to a bit bigger. This would be a community of cottage style homes. The railroad tracks are zoned for density. Councilmember Rohde said the price range for these homes would be under \$400,000. They have done a neat strategy on the sides of the houses. That is something we ought to adapt on all of our developments in the future.

Manager Christensen said the City recreation program relies heavily on the school district. We have tried to keep a strong working relationship with them. Periodically we renew this agreement. It has been 21 years since they increased any hourly rate for us. The biggest change is our rate goes from \$10 an hour to \$20. We will adjust user fees for the recreation programs to adjust for that extra cost. This is just for indoor facilities. Another thing we cleaned up is the ability for the City to use their outdoor facilities at no charge. They would also use our outdoor facilities at no charge. We wanted to clean up the language. The school district has already signed it. This is just so the Council is aware of the parameters and can give authorization to the Mayor to sign.

4. **CLOSED SESSIONS: No closed session held at this time.**
 - a. *Strategy session to discuss the purchase of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms; and/or*
 - b. *Strategy session to discuss the character, professional competence or physical or mental health of an individual; and/or*
 - c. *Strategy sessions to discuss pending or reasonably imminent litigation; and/or*
 - d. *Discussions regarding security personnel, devices or systems*

The meeting adjourned at 6:53 p.m. by consensus of the Council.

CITY COUNCIL MEETING

Mayor Holmgren called the April 2, 2024 City Council Meeting to order at 7:00 p.m. The meeting was held in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Holmgren, Councilmembers Estep, Hoedt, Rohde, Vance, and Westergard, City Manager Christensen, and City Recorder Nessen. The following Department Heads were also present: Police Chief Dustin Cordova, Fire Chief Brady Hansen, Main Street Manager Sara Mohrman and City Planner Jeff Seedall (arrived at 7:00 p.m.).

1. Opening Ceremony:

Mayor Holmgren informed the audience that he had received no written or oral request to participate in the Opening Ceremony. He asked anyone who may be offended by listening to a prayer to step out into the lobby for this portion of the meeting. The prayer was offered by Councilmember Vance and the Pledge of Allegiance was led by Katie Ross.

2. Introduction of guests: Mayor Holmgren welcomed those in attendance, including a group of students from the local schools.
3. Declaration of Conflict of Interest: None.
4. Approval of Agenda:

Motion by Councilmember Estep to approve the agenda of April 2, 2024. Motion seconded by Councilmember Rohde. Vote: Councilmember Estep - aye, Councilmember Hoedt - aye, Councilmember Rohde - aye, Councilmember Vance – aye, Councilmember Westergard - aye. Motion approved.

5. Approval of minutes – March 19, 2024

Councilmember Hoedt said I propose one amendment on page 11 of the minutes, the eighth line from the bottom where it mentions my name. There are two sentences I move to delete.

Motion by Councilmember Hoedt to approve the minutes of March 19, 2024 with the change stated above. Motion seconded by Councilmember Rohde. Vote: Councilmember Estep - aye, Councilmember Hoedt - aye, Councilmember Rohde - aye, Councilmember Vance – aye, Councilmember Westergard - aye. Motion approved.

6. Years of Service Awards

- a. Kathryn Bodrero, Admin. Assistant-Senior Center – 5 years
- b. Dallen Soffe, Firefighter/EMT – 5 years

Mayor Holmgren recognized both of these individuals for their years of service to the City.

7. Presentation: Natalie Jorgensen - Officer of the year

Chief Cordova said this is a huge honor and then read the nomination through the Utah Chief of Police Association. I am pleased to announce Sergeant Jorgensen has been selected as Officer of the Year. Sergeant Jorgensen has consistently gone above and beyond the call of duty. Her proactive approach to community policing has strengthened the bond between law enforcement and residents, fostering a sense of trust and collaboration. She has taken the initiative to engage with community members in the roles of police officer, detective, SWAT operator, K9 handler, and now sergeant. Her calm and respectful demeanor has allowed her to excel in every assignment she has held within our office. In addition to her community focused efforts, she has shown outstanding performance in criminal investigations. Her meticulous attention to detail and tenacity in solving cases has contributed significantly to the reduction of crime in our area. In the words of Box Elder County Attorney’s Office, I have always been impressed with her attention to detail and unrelenting work ethic. She consistently demonstrates high-scale resourcefulness and dedication to ensure justice is served. As an example, she was paramount to the apprehension of Box Elder’s most wanted fugitive. This suspect led police on a chase from Brigham to Tremonton. She bravely led this pursuit, which culminated in the safe apprehension of this dangerous suspect. She is more than an exceptional officer. She is a selfless leader. She has been a reliable and supportive team member, aiding colleagues, and willing to share her knowledge and expertise. Her positive attitude and strong work ethic serve as inspiration to others within the department. She has made history in both Box Elder County and Tremonton. Currently, she is the first female officer to be a K9 handler in our department and is the first female officer to serve on the Box Elder County SWAT team. She embodies the values and principles we hold dear in our law enforcement agency. Her commitment to upholding the law, protecting the community and fostering positive relationships makes her stand out as Officer of the Year. Mayor Holmgren said thank you, Chief and Officer Jorgensen. Congratulations, this is quite an honor.

8. Citizenship Awards

- a. Tremonton City Citizenship Awards to Elementary and Intermediate Students

Mayor Holmgren said this award is given to students for their ability to show respect, responsibility, and safety in their schools. He then awarded the youth and took a picture.

9. Arbor Day Proclamation – April 26, 2024

Mayor Holmgren said we have been a supporter of the Arbor Day Foundation for many years. He then read through the proclamation.

Motion by Councilmember Rohde to accept the proclamation. Motion seconded by Councilmember Hoedt. Vote: Councilmember Estep - aye, Councilmember Hoedt - aye, Councilmember Rohde - aye, Councilmember Vance – aye, Councilmember Westergard - aye. Motion approved.

10. Public comments—There were no public comments.

11. New Council Business:

- a. Discussion and consideration of adopting Ordinance No. 24-05 establishing a new zoning district entitled the Single Family Residential Transition Overlay Zone (SFRTO), and amending the Tremonton City Zoning for Parcel 05-043-0049 and 05-043-0092, totaling approximately 36.41 acres, with an underlying zone of R1-10 to include the Single Family Residential Transition Overlay Zone Ben Steele with Visionary Homes

Planner Seedall said the Planning Commission, along with Sam Taylor and myself have been working on creating a transition overlay zone. This is helping to create affordable housing through 4,000 to 5,000 square foot lots. This is done through development agreements and working with City leadership and the DRC. We hope this will help Tremonton have affordable housing. This also allows a flexible tool so we do not have to update a lot of city ordinances, change the current zoning map and delay demand. Councilmember Hoedt asked if any of this qualifies as moderate-income housing. Planner Seedall said not really, but we are trying to keep them as affordable as possible. These lots are in the price of what townhomes are right now. The benefit of it being that you are getting a yard and an actual parcel—a single-family house instead of more multi-family housing. We are working on further overlay zones and possibly a new city zoning code to make single-family housing more affordable. However, I do not think it fits within the requirements of the State’s moderate-income housing. We are still working on other tools for the Planning Commission and Council to utilize. This will be 202 lots on 36 acres. They are hoping for them to be \$350,000 to \$400,000 per house. They further discussed the layout and setbacks.

Mr. Steele said this project would just be single-family, standalone detached design. Tremonton has a lot of townhome projects. This particular product is in high demand. I appreciate the cooperation we have had with City staff. We are very excited about this product type. There is this area in the middle that customers want. They would rather have a smaller yard than share a wall. They

can have a garage and more privacy. We want that variety within the community as well. We would like to have that mix. We have also varied the frontage setback. Mayor Holmgren said I am excited about this product. It is the missing middle that will really benefit our community.

Motion by Councilmember Hoedt to adopt the ordinance. Motion seconded by Councilmembers Rohde and Vance. Roll Call Vote: Councilmember Estep - aye, Councilmember Hoedt - aye, Councilmember Rohde - aye, Councilmember Vance – aye, Councilmember Westergard - aye. Motion approved.

- b. Discussion and Consideration of adopting Resolution No. 24-21 approving a joint agreement between Tremonton City and Box Elder School District for the use and rental of facilities

Manager Christensen said we rely heavily upon school facilities, especially to run our junior jazz basketball leagues, special clinics, and classes. For 21 years, the school district has charged us \$10 an hour. As our agreement came due, we discussed that cost being upped to \$20 an hour. We have also cleaned up the language to allow for outdoor facilities to be used for free both ways. This will increase our cost per child for activities by a couple of dollars to cover that fee.

Motion by Councilmember Vance to adopt the resolution. Motion seconded by Councilmember Westergard. Roll Call Vote: Councilmember Estep - aye, Councilmember Hoedt - aye, Councilmember Rohde - aye, Councilmember Vance – aye, Councilmember Westergard - aye. Motion approved.

- c. Discussion and consideration of adopting Resolution No. 24-22 appointing Kaden Grover to serve on the Tremonton City Planning Commission and reaffirming and appointing existing Planning Commission Members

Planner Seedall said now that I have taken this position as City Planner, Kaden Grover will act as my replacement on the Planning Commission for the rest of my term. He reviewed his qualifications and expertise. Councilmember Rohde said I interviewed him and am excited about his willingness to be on the Planning Commission. He will provide us with an agricultural view.

Motion by Councilmember Westergard to appoint him to serve. Motion seconded by Councilmember Vance. Roll Call Vote: Councilmember Estep - aye, Councilmember Hoedt - aye, Councilmember Rohde - aye, Councilmember Vance – aye, Councilmember Westergard - aye. Motion approved.

The Council thanked him for his willingness to serve. Mayor Holmgren welcomed Planner Seedall.

- 12. Consent Agenda
 - a. Adoption of February Warrant Register
 - b. Adoption of February Financial Statements

Motion by Councilmember Estep to approve the Consent Agenda. Motion seconded by Councilmember Rohde. Vote: Councilmember Estep - aye, Councilmember Hoedt - aye, Councilmember Rohde - aye, Councilmember Vance – aye, Councilmember Westergard - aye. Motion approved.

13. Calendar Items and Previous Assignment

- a. Review of calendar

Mayor Holmgren said there is no meeting on April 16 since we will be at the League of Cities and Towns Conference. The County meeting to discuss a water plan will be held on April 11. Manager Christensen said our next Council meeting is May 7 and that is when the tentative budget will be adopted. The final adoption will be June 18. Mayor Holmgren said the Mugs and Bananas car night is on June 22. We also have Hay Days July 19-20. The first Farmers Market of the year will be on Saturday May 4.

- b. Unfinished Business/Action Items: None.

14. Reports & Comments:

- a. City Administration Reports and Comments: None
b. Development Review Committee Report and Comments: None.
c. City Department Head Reports and Comments

Chief Cordova provided an update on the problems they were experiencing at their building and the renovations taking place. We just arrested Box Elder's Most Wanted. He was in Tremonton. We will not tolerate that in our City. We closed the search for a drug house last week and also arrested that fugitive. We are going to keep doing what we do and hope they will go elsewhere as that message gets across. We are working on parade preparations. I am working with the County to add signage or ropes down the road. We have had a lot of close calls with kids running into the road. We will see if we can get additional resources to make it as safe and fun as possible. We have another grant through the Jason Reed Protect and Serve Foundation. They will send us a check and have a photo op. We will just keep doing what we do.

Chief Hansen said the Great Utah Shakeout is coming, which is an earthquake exercise. We will participate from the fire department's perspective. We are updating our earthquake response policy and training. Also, a shout out to the members of the fire department. There is a lot of effort that goes into recertifying medical certifications. A lot of hours are being put in by our members. There are a tremendous number of extra hours going into our training. I want to give a shout out to those who are stepping up. Mayor Holmgren said my wife and I had the opportunity to bring a group of boys to the fire station and Chief Hansen gave us a great tour. They had a wonderful time and that is a great service.

- d. Council Reports and Comments

Councilmember Hoedt said tomorrow from 4-6 p.m., the Neighborhood Non-profit Housing Corporation has an open house in Smithfield. If anyone is interested in seeing what they have developed come check it out.

Councilmember Vance said we will keep moving on economic development. We are working with a government entity, a renowned group for coming up with numbers and doing studies for areas. Several people in our area are trying to get franchises. In order to get them you need a population of 20,000 in that market to substantiate business. We are trying to prove that with the outlying communities we have more people to do their commerce in Tremonton than just those who live in our boundaries. People from all the surrounding areas do their commerce in Tremonton. We are trying to get this outside entity to come in and give us something with their name on it so we can start getting more eateries here.

Councilmember Rohde said I am working on getting public notices and hearings out so the public can see what is going on well in advance. We will post on the DL Evans board and hope to see a bit more input and awareness. It is so important the public feels like we trust them and listen, but also our employees feel the same. Our job is to bring that all together.

Councilmember Estep said secondary water projects are really moving quick. The Council also discussed the equalization basin that is being installed. It will be up and running this year. Another will come in time.

Mayor Holmgren said I would like to thank everybody for coming here tonight. We appreciate your time. There has been concern about public body meetings. We had our legal counsel review this. Our advisory meetings can occur without public notice. The Arts Committee is a body that has been appointed by the Council. They deal with dispersing funds. Any other committees that are just advisory have not been set up by ordinance or resolution. They do not extend or disperse funds. They are not supported by tax funds. An advisory committee is strictly just that.

15. ***CLOSED SESSIONS: No closed session held at this time.***
 - a. ***Strategy session to discuss the purchase of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms; and/or***
 - b. ***Strategy session to discuss the character, professional competence or physical or mental health of an individual; and/or***
 - c. ***Strategy sessions to discuss pending or reasonably imminent litigation; and/or***
 - d. ***Discussions regarding security personnel, devices or systems***
16. Adjournment.

Motion by Councilmember Estep to adjourn the meeting. Motion seconded by Councilmember Rohde. Vote: Councilmember Estep - aye, Councilmember Hoedt - aye,

Councilmember Rohde - aye, Councilmember Vance – aye, Councilmember Westergard - aye. Motion approved.

The meeting adjourned at 8:02 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 for the City Council Meeting held on the above referenced date. Minutes were prepared by Jessica Tanner.

Dated this _____ day of _____, 2024.

Linsey Nessen, City Recorder