

**Sunset City Corporation
City Council Minutes
March 3, 2009
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Minutes of a regular meeting held March 3, 2009 at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Mayor Gotchy presiding.

Mayor and Council Present:

Dan Gotchy	Mayor
James Bridges	Council Member
Cheyrl Budge	Council Member
Ricky Carlson	Council Member
Ray Chapman	Council Member
Ryan Furniss	Council Member

City Employees Present:

Susan R. Hale	Recorder
Ken Eborn	Police Chief
Neil Coker	Fire Chief
Vicky Gold	Recreation Supervisor
James Weston	Asst. Fire Chief
Fire Fighters: Travis Jeffery	Amy Kippen

Excused:

Linda J. Youngdell	Treasurer/Office Manager
Mickey Hennessee	Public Works Director

Others Present:

Guy Larsen	Reagan Outdoor Advertising
Chad Bangerter	CERT, VIPS, Planning Commission
Pam Furniss	

The meeting was called to order at 6:30 p.m. by Mayor Gotchy.

Council Member Chapman led the Pledge of Allegiance and gave the invocation.

Approval of Minutes: Council Member Budge made a motion to approve the minutes of February 17, 2009 as written. Council Member Chapman seconded the motion. The motion passed unanimously.

Citizen Comments: There were none.

REGULAR SESSION

- 1. Award bid to erect a freeway billboard sign on City owned property at 1600 North and Main Street:** Council Member Carlson said he discussed the second location at approximately 1425 N. Main with Public Works Director Hennessee and Director Hennessee feels there would be utility problems in that area. He believed the Mayor and other Council Members also got the email from Director Hennessee and said he believes there are utility

issues at the 1600 North and Main location also. Council Member Carlson said the only other location he can think of going south would be the strip of property that belongs to Davis County. When Chad Bangarter was a Council Member, he tried to obtain that property for the City, but was not able to do so. Based on his conversations with Director Hennessee, Council Member Carlson believes this is not the direction to go.

Mayor Gotchy asked if there were any other discussions. Council Member Furniss asked Council Member Carlson when he said “direction” if he meant the alternate site or the current one Council Member Furniss proposed. Council Member Carlson replied he meant the land to the south, the alternate site. Council Member Furniss said he wants to bring revenue to the City and is confident this is a good way. He has spoken with two sign companies this past week and pointed out that the Justice Brothers trailer sales place just off of 21st Street and I-15 has three freeway signs that bring in additional revenue for the company. There are also a lot of freeway signs located on commercial properties in Layton and Harrisville. He believes this would be a good way to help pay for some of the City’s bills. He said he has reached out to City residents and has been told to allow the sign to be erected.

Council Member Furniss made a motion to award the bid to construct the freeway sign on City owned property at 1600 North and Main Street to Reagan Outdoor Advertising. He said they are offering the highest amount of money and they will also donate crane time for park lighting installation, although he has yet to receive that promise in writing. He asked Guy Larsen, the representative from Reagan Outdoor Advertising to address the Council. Mr. Larsen said he believes that promise was written in the revised lease agreement he already sent Council Member Furniss. He said he has worked with Walgreen’s, Home Depot, Walmart and Rite Aid, all who have purchased land that had a Reagan sign on it. He explained how they moved their sign to a different location on the properties for Home Depot and Walgreen’s at their cost because the stores needed them moved. He said with this economy he receives about six to ten calls a week about people wanting to have billboard signs placed on their property for the income. In case other Council Members were unaware of this, Council Member Chapman mentioned once the Council gives approval of the sign, the Planning Commission will work out the details. Council Member Furniss restated his motion to award the bid to construct the freeway sign on City owned property at 1600 North and Main Street to Reagan Outdoor Advertising. The motion died for lack of a second.

Mayor Gotchy said the bid is not awarded and moved on to the next agenda item.

- 2. Approve 2009 Interlocal Cooperation Agreement between Davis County and Sunset City for Animal Control Services:** Mayor Gotchy stated they received copies of the Animal Control contract and explained the contract cost the City \$15,893.66 last year and will be \$17,109.25 this year. That is an increase of \$1,215.59 or 8%. He asked if there were any questions or comments.

Council Member Carlson asked if they gave any reason for the increase. Council Member Furniss advised the second page states they hired another Animal Control Officer and

upgraded a part-time employee to full-time to help with increased calls and also started having two Animal Control Officers out on the weekends. Council Member Carlson stated his concern in not receiving the quarterly reports they asked for. Council Member Furniss asked Police Chief Eborn if he would call the Sheriff's Office and ask that they send those reports. Chief Eborn said he would and commented that the City's only other option would be to go back to having their own Animal Control Officer and the cost of that position makes it not cost effective and the City would still have to use County facilities. For the most part, his Officers are happy with the services of Davis County Animal Control. All Cities in Davis County are using the Davis County Animal Control.

Council Member Furniss mentioned that \$17,000 equals out to about \$25 per call. That is a pretty cheap cost for the service.

Council Member Carlson made a motion to approve the 2009 Interlocal Cooperation Agreement between Davis County and Sunset City for Animal Control Services. Council Member Budge seconded the motion. The motion passed unanimously.

3. **Ordinance 2009-02 amending Sunset City Code Title 3 Chapter 8 – Temporary Businesses:** Mayor Gotchy explained this ordinance was drafted due to the problems the City has had in the past with temporary businesses. Amendments to the draft were discussed and made by the Council Members. They are: 1) Section 3-8-1 "...limited duration of ninety (90) [consecutive] days or less."; 2) Section 3-8-4.B.4 – "When applicable, a temporary business ~~building~~ [structure] shall have written..."; 3) Section 3-8-4.B.5 "No temporary business ~~building~~ [structure] shall be located closer than ~~one hundred feet (100')~~ [fifty feet (50')] to any residentially zoned property."; and 4) Section 3-8-4.G.2 "...a minimum of ~~fifteen feet (15')~~ [ten feet (10')] from the rear property line."

Council Member Budge made a motion to adopt Ordinance 2009-02 amending the Sunset City Code Title 3, Chapter 8 – Temporary Businesses with the stated amendments. Council Member Furniss seconded the motion. The motion passed unanimously with a roll call vote. Council Member Bridges – aye, Council Member Carlson – aye, Council Member Budge – aye, Council Member Furniss – aye and Council Member Chapman – aye.

4. **Discuss implementing "Employee of the Month" program:** Council Member Furniss stated he wanted to implement this program a while ago and now wanted to nominate someone, but was told by Recorder Hale there was no policy put in place yet. Therefore he came up with a draft plan, which he presented using a Power Point presentation. He would like to change the name of the program to the "Sunset City Employee Recognition Program" and do it quarterly because there are not a lot of employees in Sunset and he wants the program to mean something; not so the employees think they're just getting the award because it's their turn. The nomination could come from a citizen, fellow employee, Supervisor, Department Head, Council Member or Mayor. The nominations would need to be in before the first of the months January, April, July and October. The nominations would be discussed in Department Heads meeting and the Mayor and at least three Department Heads must agree on the nomination. Then the award would be presented at the first Council

Meeting of the quarter. It would also go in the employees file and maybe an article written in the Standard Examiner. He recommended giving the employee a \$25 gift card purchased by the employee's Department Head. Mayor Gotchy said \$25 is not a lot and would like to bump it up to \$50. Council Member Furniss said he would also like that, but wanted to keep it not so burdensome because he recommended the gift card be purchased out of the employee's department's budget. It could also take it out of Non-Departmental.

Council Member Carlson said he read through the packet and likes the quarterly time frame. He suggested maybe calling it something like the "Above and Beyond Award". Council Member Furniss said he was trying to keep it simple, but it can be changed to whatever they want.

Council Member Budge said this is something that, once implemented, it needs to be followed through. Sometimes programs like this are started and then they die out. Council Member Bridges said he also would like to see the award amount raised. Council Member Furniss said he like the \$50 amount and that was agreed upon. Council Member Chapman asked what happens if more than one employee gets nominated. Council Member Furniss replied that is why the nominations would go before the Department Heads so they could all be discussed and one chosen. Chad Bangerter asked if a citizen nomination that didn't get picked would be carried on for consideration to the next quarter. Council Member Furniss said that is relevant, but he worries that a resident may think a simple thing that is an employees' job is great to them and nominate them. He wants to be sure it is for something above and beyond. Pam Furniss suggested listing the nominees in the City newsletters along with the winner and the reason each employee was nominated. Police Chief Eborn gave an example of firefighters or Police Officers giving CPR, which is a great thing, but is part of their job and a Public Works employee giving someone CPR, which is way above their typical job. Another example of above and beyond is when Lt. Valdez searched for a gun in a weedy lot in Roy long after the other officers left the scene. He knew there would be kids walking to school the next day and did not want them finding the gun so he stayed and searched for it until he found and removed it. As the Department Heads discuss the nominations they will know which ones were above and beyond the employees' normal duty.

Council Member Furniss made a motion to implement the "Employee Recognition Program" as discussed. Council Member Chapman seconded the motion. The motion passed unanimously.

5. **Council Member reports and general information:** Recorder Hale stated Treasurer/Office Manager Youngdell asked her to let them know that their Utah League of Cities and Towns Conference hotel rooms have been booked at the Ramada on St. George Blvd.

Council Member Chapman asked if Chief Eborn had thought about having glass installed in the Police Department the same thickness as the glass in the Administrative Office area. Chief Eborn replied that Treasurer/Office Manager Youngdell has given him the contact information, but he has not called yet. He will probably ask them for a bid on replacing his glass with that type and with the same track system.

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Council Member Furniss advised he has had a shift change in his job, so it is now difficult to attend the MIDA meetings. He asked if Recorder Hale could attend and take notes for him so there would be a Sunset presence at the meetings. This would only be for the eight months until he goes back on graveyard shift. The meetings are at 9:00 a.m. on the first Tuesday of each month. He reported on the Smart Growth Conference. He knows they cannot save the world by themselves, but wondered if Sunset might take the lead in the surrounding cities and zeroscape 10% of their parks and continued on Main Street. Every bit helps to save the environment. Water is an issue every year and will continue to be. He had asked Representative Paul Ray to attend tonight's meeting so they could tell him of their concerns regarding MIDA, but he declined. Council Member Furniss said he is getting no real cooperation from their representatives in regards to MIDA and he is worried they won't have adequate representation in the future. He stated he will be attending the next Davis Weber Canal board meeting to try and help Sierra R.V. hold the Canal Company to their word on allowing Sierra R.V. to pave the land over the canal. He would like to see more members of the community saying the prayers at the Council meetings, instead of just the Council Members. He stated his disappointment in the Council not passing the freeway sign bid award. He hopes when talk comes at budget meetings that the record will show the Council did not want to bring in additional revenue. He wanted that part stated verbatim in the minutes.

Council Member Budge asked Fire Chief Coker if he has seen the ambulance parked in the North Davis Hospital parking lot. It has not moved since September. Chief Coker said that is an old ambulance the hospital uses for promotional events. Council Member Budge asked if an ambulance would fit in the metal building behind the fire station. Chief Coker replied it would not fit because the door is not tall enough.

Council Member Carlson thanked Public Works Director Hennessee for attending the last three DRC meetings with him. The DRC is working to set standards for streets, etc. and it is progressing.

Council Member Bridges stated it seemed to him like Sunset was being targeted more now than in the past for criminal activity and the residents need to be alert so they can report suspicious activities to the Police.

Police Chief Eborn reported Sierra R.V. was broken into, but it was not quite as bad as what the media reported. This case has got the full attention of the Police Department. He and Lt. Valdez spent the entire day today running down phone calls and leads on the case. He cautioned them not to get too alarmed because crime has always been present in Sunset, just not reported to the media. The owners of Sierra R.V. offered a \$5,000 reward and that has generated a lot of phone calls. A lot of other agencies are helping them because some of the tips have been about people in other cities. Some tips were about people on probation so the Adult Probation and Parole Department has also been helping. If this case breaks, he will be sure to put word out to the media the fact that people's tips helped.

Recreation Supervisor Gold said she is working on holding an art class in the Sunset Room and a teacher of water colors is showing a lot of interest. She thought about putting a tarp down to help protect the carpet. Council Member Furniss suggested looking into using the plastic material movers use that sticks to the carpet because it is easy and peels right up. Supervisor Gold said she is also putting a booklet together with all the recreation and Fun Days activities in it. She plans to distribute them to all the households in Sunset. She advised the Layton Christian Academy will be using the City softball field for their home field this spring. A legal agreement has been drawn up and they will start this month. They will also be using the soccer field at South Park for a little while.

Fire Chief Coker asked the Mayor and Council to show their support of St. Patrick's Day at the next meeting by wearing green.

Recorder Hale said she forgot to mention earlier that the newsletters are being printed and are expected to be out to the residents by the weekend.

Mayor Gotchy mentioned thinking about ideas for potential development and placement of the Fire Station and Public Works Building. He stated his appreciation for everyone's hard work.

Council Member Bridges made a motion to enter the work session. Council Member Budge seconded the motion. The motion passed unanimously.

WORK SESSION

6. Discuss option of selling City-owned land for the purpose of funding a new fire station:

Council Member Furniss stated the current fire station is not suitable for a fire station. He said he has been able to tour some fire stations in the area thanks to his brother-in-law who is a Riverdale and Ogden Fire Fighter. He has learned a lot and likes the blueprints Chief Coker has for a new fire station, but he does not like the high dollar amount. He would like to build what is necessary now and then finish it in phases like you do when building a house with an unfinished basement. They may also be able to obtain volunteers to help finish it. He, Council Member Chapman, Treasurer/Office Manager Youngdell and Fire Chief Coker met with Johnathan Ward of Zion's Bank. Mr. Ward told them something that made sense to him. He said they built the City Building and twenty years worth of residents are paying for it. He said why not let future generations who will also benefit from the fire station help pay for it and extend the loan out further than 20 years. Another idea he and Director Hennessee believe is good is to divide the City owned land along 250 West into four lots to sell. That would still leave the City with enough land to build the fire station and possibly the Public Works building on, should the need arise. He believes quarter acre lots would be the ideal size. The City could do the improvements on the lots and sell them for possibly \$50,000 each. He believes they need to raise money for some type of down payment and not finance the whole cost of the fire station. He said they know 1800 North will be widened, so he suggested going to UDOT after the new fire station is underway and try to entice them into widening to the south because they would have less property owners to deal with. The question is if they need the new fire station right now. If so, they can put the \$200,000 from

the sold lots down and finance the rest with a “no prepayment penalty” option, then if the City receives money from UDOT for the old fire station, the UDOT money could be used to lower the balance and the loan can be refinanced. Another option may be to refinance the City Building loan, extend it and add the fire station to it. That would mean a payment of about \$175,000 per year for the City Building and fire station, including the upgrades Chief Coker wants. He asked Chief Coker to keep on top of the stimulus money situation because if that comes through they would definitely do it. He believes they could also build the fire station for under \$1 million if they did not do the upgrades. Chief Coker said the bids also might come in lower than estimated.

Council Member Budge said she believes it might be a mistake to sell the property now because property values have gone down with the economy. They would probably make more if they sell at a later time. Also, she is afraid people who purchase the lots would then complain about the sirens when the fire station is built.

Council Member Carlson stated his concern about access to the fire station if homes are built on 250 West. The driveways to the City Building are awfully steep and he believes the fire station would need its own access. Council Member Furniss advised Director Hennessee would like to find out if the fire trucks would be able to use the Davis and Weber Canal Company access road to the east of the City Building because the entrance is not so steep. Also, if they are all in agreement about building a new fire station, they have to come up with some revenue. It can't be done otherwise. Council Member Carlson said another location for the fire station has also been proposed and that is back behind the homes on 250 West near the old fire station. Chief Coker said that would be an added expense to the City because the properties would have to be purchased.

Police Chief Eborn suggested putting feelers out to private developers and do like Clinton City did with Lowe's and Kohl's where maybe the City has some property it can donate to the developer in return for the developer building or donating some of the cost of building the fire station for the City. It would be similar to the Falcon Hill development. Another option may be meeting with Dee Winegar and a developer to see what can be thought up for a win/win situation for all three parties. Council Member Furniss said he has only seen one fire station plan so far and he would like to see more. Another option may be doing like Riverdale and go with two bays for now with two more to be added later. They can build smart now and plan for the future. He would like them all to be in agreement to sit down with some developers and get some ideas and good faith estimates. Council Member Budge said she believes they are all in agreement on that. Council Member Chapman commented one thing they should keep in mind is the Westside Development and trying to promote the Fire Department to them. With that in mind, it may be better to go into debt now so they are more marketable to them. Mayor Gotchy said to build the whole shell with the intent to finish the interior later is more cost effective than to build part of it and have to knock out a wall to add on later. He asked if he understood correctly that they all were in agreement to start putting out feelers on the items mentioned already. The Council Members all agreed. Council Member Furniss would like to defer the RFP to Director Hennessee. He asked Chief Coker to work with him on the requirements.

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Council Member Carlson made a motion to go back into the regular session. Council Member Budge seconded the motion. The motion passed unanimously.

Council Member Chapman made a motion to adjourn. Council Member Bridges seconded the motion. The motion passed unanimously.

The meeting adjourned at 8:05 p.m.

These minutes have been read and approved at the regular City Council meeting held **April 7, 2009.**

Dan Gotchy, Mayor

Susan R. Hale, Recorder