

Sunset City Corporation
City Council Minutes
April 17, 2018
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Minutes of a regular meeting held April 17, 2018 at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Mayor Madsen presiding.

REGULAR SESSION

Mayor and Council Present:

D. Howard Madsen	Mayor
Norm Noyes	Council Member
Chad Bangerter	Council Member
Nancy Greco Smalling	Council Member
Scott Wiggill	Council Member

City Employees Present:

Susan R. Hale	Recorder
Linda J. Youngdell	Treasurer/Office Manager
Ken Eborn	Police Chief
Jason Monroe	Public Works Director
Christina Arbogast	Court Supervisor

Excused:

Ricky Carlson	Council Member
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Others Present:

Neyla Hadfield	Habitat for Humanity
Kent Jorgenson	Habitat for Humanity
Garrett Schroeder	Circle Inn
Janet LuJan	Wanema Butcher
Dawn Gilbert	Tara Miller
Nathan Hole	

The regular session was called to order at 6:30 p.m. by Mayor Madsen.

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

Approval of Minutes: Council Member Bangerter made a motion to approve the minutes of April 3, 2018 as presented. Council Member Wiggill seconded the motion. The motion passed unanimously with Council Members Bangerter, Noyes, Smalling and Wiggill voting yes.

Public Comments: There were none.

- Presentation by Kent Jorgenson for ‘Habitat for Humanity’:** Kent Jorgenson introduced Neyla Hadfield, their volunteer coordinator, and told a little about himself. He explained Habitat for Humanity began in the early 70’s in Georgia and is now an international organization. It started in the Weber/Davis area in 1995 as a volunteer organization and has now hired full-time personnel. They have built 14 homes and last year they did almost 50 projects. They hope to build 4 homes and do 100 projects in the coming year. They partner

with low income families to help them get a better life. They have the home builds and another project called Brush for Kindness. That project is done by volunteers who do repairs on existing homes. They primarily work with low income home owners to revitalize the appearance and strengthen the community. Wherever they have built homes, the homes around them begin to be taken care of better. The owners participate financially and physically if they are able. They also have a store called Re-Store, which is discount hardware store, in Ogden and they are looking to build one in Davis County. The items for sale are donated building materials, plumbing, electrical, doors, windows, furniture and appliances. The funding they receive is from donations, grants and revenue from the Re-Store. Some of the items are new, as well. The recipients of the homes have a small no-interest mortgage payment averaging \$280. The applications are vetted and the homes are checked on yearly. Habitat wants to spread into Davis County and they believe Sunset is a good place to start. The City can help them by spreading the word to home owners who may need their help, people who want to donate to the Re-Store or those who want to volunteer. There is no financial obligation for the City; they just want the City to get the word out to contact Habitat. They utilize students from the Ogden Technical College and Job Corp.

Neyla Hadfield stated the Brush with Kindness program provides labor at no charge and provides a no-interest loan to the home owner for materials. Most payments range between \$5 and \$25 a month, but a few big projects could run \$30 to \$60. Ms. Hadfield said she would get some flyers to the City for distribution. They also post information in libraries and other non-profit organizations, groups with community access, in newspapers and on social media. Because they deal with construction, volunteers who are 16 to 18 mostly do yard work and landscaping, volunteers below the age of 16 can rake leaves, etc. and those over 18 do the repairs and painting.

- 2. Consider appointments of Derek Gann, Steve Pease and Laura Penman as Commissioners for the Sunset City Planning Commission:** Mayor Madsen advised he would like to appoint Steve Pease as a full Commissioner and Derek Gann and Laura Penman as Alternate Commissioners. He has spoken with them and they were all happy with his decision.

Council Member Bangerter made a motion to approve Mayor Madsen's appointments. Council Member Wiggill seconded the motion. The motion passed unanimously with Council Members Bangerter, Noyes, Smalling and Wiggill voting yes.

- 3. Consider conditional use request for a basement apartment in Circle Inn located at 2253 North Main:** Mayor Madsen stated his understanding is that this apartment has been being used as a three bedroom. Fire Deputy Chief Taylor conducted an inspection and found two of the bedrooms do not have windows for the required second egress and therefore he recommended only allowing the one bedroom with windows to be used as a bedroom. The Planning Commission recommended that the Council only allow the use as a one-bedroom apartment.

Garrett Schroeder, owner of the building, and said an employee currently lives in the basement apartment so restricting the apartment to one-bedroom is not a problem and they can turn the other two into storage for the business. He stated the apartment has been there since 1941, was occupied by his aunt and uncle for a time and has been vacant until now.

Council Member Bangerter reiterated that only the one bedroom with the window could be used as a bedroom and said the fire inspector may come by periodically to check on that and to make sure everything is up to code. The number of occupants was discussed and decided that wasn't an issue.

Council Member Bangerter made a motion to approve the conditional use request for a basement apartment in Circle Inn located at 2253 North Main with the condition that only the one bedroom with the window could be used as a bedroom. Council Member Wiggill seconded the motion. The motion passed unanimously with Council Members Bangerter, Noyes, Smalling and Wiggill voting yes.

Recorder Hale reminded Mr. Schroeder he is required to obtain a rental license for the apartment.

- 4. Mayor, Council and Department Head Reports:** Council Member Wiggill stated the Citizens Corp has been in contact with representatives from Clearfield and they agreed to share and provide training for the City's CERT.

Council Member Smalling reported on the Mosquito Abatement Board meeting she attended last week. Their lab has started doing comparison testing with the State lab to make sure they get the same results. Once they get that certification, they will begin doing their own testing. They've started doing some trapping so they can find out where the mosquitoes are. At the next meeting they will have a drone demonstration, which Council Member Smalling is excited about. The drone won't have to use a liquid treatment, which is a lot safer for everyone and easier to clean up. The Abatement Board has 4,000 caterpillar in the schools so the students can watch their process to become butterflies.

Council Member Bangerter advised the Bark in the Park car show will be held the second weekend in May. The sponsor asked him if the City could advertise for it on the City webpage, but the City's policy is not to advertise for events not sponsored by the City. He wants to discuss that policy at a later time. The show is looking like it will be bigger than they expected and wanted Police Chief Eborn to be aware of it. Council Member Bangerter referred to the discussion about an amendment to the agreement with Davis County Animal Control to obtain quarterly reports and asked if that was in the process of being done, which it was not. He would like the amendment drafted and given to City Attorney King for review. He mentioned he has lived here since 1995 and has never seen a rat problem, but he has caught four on his property and others in his area have seen a problem as well. He just wanted to make it known so the Council is aware of it. He stated he has known Davis County Sheriff Captain Butcher for a long time and was surprised he was defeated in the Davis County Caucus Convention.

Treasurer/Office Manager Youngdell advised the Utah State Retirement System is will be requiring certain verbiage in the Police Department's job descriptions so she and Chief Eborn will be reviewing them and the Council will see them soon. She has been contacted by several former firefighters seeking access to their training records, which were never turned in to her to put in their personnel files. She is working with the software company to gain access to the program they are saved in.

Public Works Director Monroe reported the park restrooms are open and asked the Police Department to lock them at night. The crosswalk lights on 1300 North have been installed, making three sets in the City. The trash on Sunset's side of the I-15 fence has been picked up and the area will be mowed this week. They will be installing the playground equipment funded by the Kiwanis Club next week at the Rachael Runyan Memorial Park. They are doing maintenance in the parks and the manholes along 1300 North have been raised to road level. They will be using the Local County Option Highway Transit money to do a type 2 slurry seal on 1600 North from 250 West to 475 West, 300 West and 350 West from 1600 North to 1800 North and also 1425 North from 250 West to 475 West. Director Monroe received a bid to repair the lights at Central Park and Mayor Madsen gave him permission to go forward with it. Council Member Wiggill thanked Public Works for cleaning up Sunset's side of the I-15 fence and asked what they can do to get the other side of the fence picked up. Council Member Bangerter contacted the Davis County Sheriff about getting it done.

Mayor Madsen stated he will be attending the North Davis Fire District Board meeting on Thursday and the Davis Council of Governments meeting tomorrow. Both organizations are going through their budgets. He will learn about solid waste disposal in Park City with Wasatch Integrated soon. He has a name to submit for the Fun Days parade Grand Marshall.

Council Member Wiggill made a motion to go into the work session after a 10 minute break. Council Member Bangerter seconded the motion. The motion passed unanimously with Council Members Bangerter, Noyes, Smalling and Wiggill voting yes. The motion passed unanimously with Council Members Bangerter, Noyes, Smalling and Wiggill voting yes.

WORK SESSION

To discuss fiscal year 2019 budget requests: The General Fund was discussed first. Recorder Hale established a new fund to track the Local County Option Highway Transit funds, since those funds could only be spent on roadway projects similar to the Class C Road Fund. The ambulance fees left to be collected are only about \$3,000 so that budget item was reduced from the \$35,000 expected this year. The Sunset Room advertising and reservation fees were discussed, but nothing was changed. Court Revenues were discussed and it was said the trend across the state is lower revenues with the State Legislature decriminalizing some offenses and lowering maximum contempt fines, among other things.

During the General Fund expenditures conversation the Court equipment supplies & maintenance was decreased to \$1,540, Planning Commission travel and training was increased to \$500 due to the new members and the Police Department overtime was

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decreased to \$15,000. The Streets street project overlay was reduced to \$95,000 by doing a partial road project on 1300 North and slurry or chip sealing 250 West. The Ventrac tractor was cut - \$10,000 from Streets, \$20,000 from Parks, \$10,000 from Recreation and \$10,000 from Class C. \$100 was cut from Recreation cellular telephones. The General Fund Balance was discussed because if the FY18 budgeted revenue amounts are all received and the expenditure budgets are all spent, the fund balance will be next to nothing by the end of FY19. Increasing the property tax was discussed, as well as, if the annexation to the North Davis Fire District were to go through, the City's property tax would decrease as much as the NDFD would receive from the Sunset properties. If FY18 ends better than budgeted, the fund balance will be better than estimated at this point. Using some of the 1800 North Capital Project money to help the General Fund would only put off the inevitable tax increase for a year. The employee cash out policy will not be funded this year, so those amounts were cut from the budget.

The Utility fund received no cuts. The rest of the funds were discussed and only minor adjustments were made. Establishing a water rate structure with increasing block units of water used and increasing block rates was mentioned because it is a State law they were unaware of until recently.

Council Member Noyes made a motion to adjourn. Council Member Bangerter seconded the motion. The motion passed unanimously with Council Members Bangerter, Noyes, Smalling and Wiggill voting yes.

The meeting adjourned at 9:45 p.m.

Approved – May 15, 2018

/s/D. Howard Madsen, Mayor

/s/Susan R. Hale, Recorder