

Sunset City Corporation
City Council Minutes
May 5, 2015
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Minutes of a regular meeting held May 5, 2015 at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Mayor Macfarlane presiding.

6:00 p.m. WORK SESSION

Present: Mayor Macfarlane, Council Member Furniss, Council Member Peterson, Council Member Snow, Council Member Ripple, Recorder Hale, Public Works Director Monroe, Fire Chief Weston, City Engineer Scott Nielson, Joseph Cook, Jess Curtis

Excused: Council Member Peay

Discuss the development agreement for the Sunset Place Townhomes: Mayor Macfarlane explained the reason for this work session was section J of the agreement regarding the method of guaranteeing the installation of the improvements. Mayor Macfarlane read City Attorney King's letter of opinion. The method to guarantee improvements are at the discretion of the City; not the developer. Since this is a PRUD, the City should require guarantee of open space completion in the form of a surety or cash bond, escrow or bank letter of credit in an amount determined by the City Engineer. If a lien is chosen for the guarantee of improvements, it should only be done so if the property has not been previously encumbered to the extent the lien has no practical value to Sunset.

Joseph Cook said, typically the City would seek a guarantee of improvements, but this development will own and maintain the roadway, sidewalks, curb & gutter and water lines, therefore the City should not seek a guarantee for those improvements. When cutting into the public road to hook up the water line, etc. the cities usually require a bond to cover the excavation. They own all the property outright; there is no bank loan on it and the value of the property is around \$1,000,000. If they finished the first phase and couldn't do the rest, worst case scenario is they could rent out the units to finance the building loan and the rest of the property would remain as it is now.

Jess Curtis explained the bank is already requiring them to escrow \$130,000 to ensure infrastructure is completed for the first phase before lending them any money to build the buildings.

Engineer Scott Neilson said there is still a lot of work on storm water, site layout, grades, etc. before the development is ready for approval. After more discussion it was decided for Mr. Cook, Mr. Curtis, Engineer Nielson, Public Works Director Monroe and possibly Council Member Furniss to meet about the escrow. They will then meet in another work session to review it and approve the agreement in a regular meeting.

Council Member Furniss made a motion to go into the regular session. Council Member Ripple seconded the motion. The motion passed unanimously with Council Members Furniss, Peterson, Ripple and Snow voting yes.

6:30 p.m. REGULAR SESSION

Mayor and Council Present:

Beverly Macfarlane	Mayor
Ryan Furniss	Council Member
Jake Peterson	Council Member
Dan Ripple	Council Member
Kevin Snow	Council Member

City Employees Present:

Susan R. Hale	Recorder
Linda J. Youngdell	Treasurer/Office Manager
Ken Eborn	Police Chief
James Weston	Fire Chief
Jason Monroe	Public Works Director
Jerald Jensen	Judge

Excused:

Trystal Peay	Council Member
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Others Present:

Terry Avondet	Sunset Citizens Corp
Ellen Cutler	Wanema Butcher
Joyce King	Chad Christensen
Alex Christensen	Cayden Lunt

The meeting was called to order at 6:45 p.m. by Mayor Macfarlane.

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

Public Comments: There were none.

- 1. Present and adopt the Fiscal Year 2016 Tentative Budget:** Recorder Hale read the presentation letter to the Mayor and Council. The total of all Sunset City budgets for fiscal year 2016 is \$4,366,910, which is \$113,253 less than FY2015. The total includes \$110,000 in transfers for future capital purchases and projects.

Council Member Furniss made a motion to adopt the FY2016 tentative budget. Council Member Ripple seconded the motion. The motion passed unanimously with Council Members Furniss, Peterson, Ripple and Snow voting yes.

- 2. Schedule a public hearing on the fiscal year 2015 budget amendments and the fiscal year 2016 budgets:** Council Member Ripple made a motion to schedule the public hearing for June 2, 2015. Council Member Peterson seconded the motion. The motion passed unanimously with Council Members Furniss, Peterson, Ripple and Snow voting yes.

- 3. Mayor and Council Reports:** Council Member Furniss said the Youth City Council is getting ready for Fun Days. They would like to have a mud volleyball tournament so they are trying to come up with a way to have mud, but not damage property. Mayor Macfarlane said the City employees have been asked to form teams for it. She does not believe that will work because they will be working Fun Days and if there is an injury the City would have to pay workers comp. Council Member Furniss said the Youth Council will work it out. The Council is working with the City Engineer and Attorney to find out how to go about the proposed townhome project in the best way possible. It is the first big development in the City since he's been here and they are learning how to protect the City and still meet the developer's needs. Last week he attended a Water Environment Federation training. The EPA would like all of the sewer plants to be able to remove more phosphorous and nitrogen. The NDSB Board argument is their discharge is not hurting the Great Salt Lake because there are no fresh water fish in it and those nutrients actually benefit that lake. Salt Lake City has found if those requirements have to be implemented it will cost \$56,000,000. He believes that would quadruple the average user rate. The way to lower phosphorous levels is to add ferric chloride that has to be mined and trucked, which causes pollution.

Council Member Peterson reported there are still three alternate positions open on the Planning Commission. Treasurer/Office Manager Youngdell advised there is an alternate member application to go before the Planning Commission. When asked to explain the procedure, Council Member Peterson said the Commissioners will interview the applicant and, if they approve, will recommend the Council appoint the applicant as an alternate member of the Planning Commission. Council Member Peterson wondered about the rental house. Mayor Macfarlane said Public Works Director Monroe is getting some documentation to reinforce what the Council has already decided on the house.

Council Member Snow asked about the used auto dealership sign up in Sunset Square. Recorder Hale said she spoke with someone about an auto dealership and told him it was a conditional use and had to go before the Planning Commission and City Council for approval before conducting business.

Council Member Ripple said he has met with Police Chief Eborn and Fire Chief Weston to find out what their needs are and how the Council can help. He met with Christina Arbogast, who administers the City's Facebook page, and found out the City used to have a Twitter account, but only had four subscribers and cancelled it. They are looking into Instagram just in case people want to tag pictures of Sunset to it. They are also looking at other ways to disseminate information to the residents. He has attempted to contact the CERT Rep, but has not been successful yet.

- 4. Department Reports:** Police Chief Eborn advised the new patrol car is now in service. He showed a picture of it and said as funds permit he plans to transition all of the cars to that striping. He is evaluating three cars to see which one may be sent to the auto auction. He is finally able to use Clinton's radar sign, so beginning Monday morning he will have it in front of Sunset Elementary and after a time he will move it to 2575 North. He will also be having 25 mph painted on various roadways to further awareness of the speed limit.

Council Member Peterson said a couple years ago he looked into a radar machine that will gather data on speeding and it was about \$3,500. It would be mounted on a pole, so if they wanted it to be moved throughout the City, other poles would need to be erected. The data would show when most of the speeding occurred and a patrol car could be located there during that timeframe.

Fire Chief Weston advised the Deputy Chief and Assistant Chief jobs have been posted. A communication guy is coming to look at the station tones that haven't been working. He will be talking with Director Monroe about getting paint so they can start cleaning up the Fire Station. They have been hitting training hot and heavy. They are ready to begin training on the rental house as soon as everything is a go.

Treasurer/Office Manager Youngdell reported the EDA Final Plan has been published. She received 10 CDs and 2 binders for anyone who would like to look at it. It is also on the City's website.

Public Works Director Monroe advised he had applied for three CDBG grants, one for each park restroom, and Sunset was awarded all three. The spring clean up wasn't a failure, but the turn out was a little disappointing. He will advertise more for the fall clean up. The new mower has been purchased. The Event Coordinator, who goes by Cat, began work yesterday and she has designs for kids club t-shirts ready to roll. Casey, who took over Kalub's position, began work today in Public Works. They got the volleyball and basketball nets repaired at Central Park so they're ready to be used. He was asked to get some bids on making the rental home livable. He called six contractors Saturday and every one of them refused to give a bid. He decided he would act as the Project Manager and will call on each specific item to get a total price of using individual contractors to do the project. Council Member Peterson confirmed this was the 34 W. 1600 N. property and asked what happened. The Council had already decided to demolish the house. Mayor Macfarlane said a resident called and asked how much it would cost to remodel it. She asked Director Monroe to get that cost so she can show the resident there is a valid reason for the demolition. Council Member Ripple commented when they voted to demolish the house, a certain date was given to the Fire Department for them to start training on the house and guessed that is now on hold. Mayor Macfarlane believes it would be wise to get the documentation while the asbestos tests are coming back.

Mayor Macfarlane thanked Director Monroe for the work the crew has done clearing trees in the area the cell tower will be using. The Fire Department's phase one of their inventory is done. UTA installed a camera on the railroad tracks at 2300 North and are planning to get an IP connection to it. In her Honorary Commander position, she attended a training on the Blackhawk at the Dugway proving ground. Yesterday she attended the return of an F-16 squadron from Afganistan. It was quite patriotic and nice to be representing Sunset by invitation. She has been working with Kiwanis in getting businesses to purchase flags to fly on patriotic holidays. The City was invited to be on the ULCT Wild Fire Work Committee and Captain Argyle will be the representative from Sunset.

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Chad Christensen wondered what is going on since the 300 West CDBG Project was supposed to be completed last May. Mayor Macfarlane explained they suspended the work over the winter and they just went back to work on it last Monday. Director Monroe reported they began replacing concrete that needed to be replaced last week. They will begin on the landscaping next week. Council Member Furniss explained the waterline not passing the testing for three weeks set them back and he believes this project was too much for the contractor. The contractor has been assessed penalties.

Council Member Furniss made a motion to go into a work session. Council Member Ripple seconded the motion. The motion passed unanimously with Council Members Furniss, Peterson, Ripple and Snow voting yes.

WORK SESSION

To discuss fiscal year 2016 budget requests:

Present: Mayor Macfarlane, Council Member Furniss, Council Member Peterson, Council Member Snow, Council Member Ripple, Recorder Hale, Treasurer/Office Manager Youngdell, Police Chief Eborn, Fire Chief Weston, Public Works Director Monroe and Judge Jensen.

Excused: Council Member Peay

The FY16 budget requests were reviewed with the following items being discussed beyond the explanation: 1) General Fund Revenues - sales tax was reduced from \$690,000 to \$640,000 to account for Sierra RV's possible move from Sunset; 2) General Fund Administration – cutting the 'meeting minute transcription' line item was discussed heavily and at the end it was decided to leave it in and talk more about it at the next meeting; 3) General Planning & Zoning - look at removing the Board of Adjustment and replacing it with an Appeal Authority, which can be an Attorney who is called in on an as needed basis and possibly paying the Commissioners when they are asked to come to the Council meetings; 4) General Fund Non Departmental - a line item for an employee Christmas party with \$2,400 was added; 5) General Fund Police - due to an accident that happened tonight and may have totaled a patrol car, it was decided to use the insurance money and budget to replace that car, but not to get another patrol car and five extra hours a week were put in for the Police Secretary, but that was cut; and 6) General Fund Buildings and Grounds - a line item for Christmas lights with \$5,000 was added. The items in the Utility and the rest of the funds were discussed, but no changes were made. Everyone was asked to review the budgets and come to the next meeting with suggestions.

Council Member Ripple made a motion to adjourn. Council Member Furniss seconded the motion. The motion passed unanimously with Council Members Furniss, Peterson, Ripple and Snow voting yes.

The meeting adjourned at 11:00 p.m.

Approved – May 19, 2015

/s/Beverly K. Macfarlane, Mayor

/s/Susan R. Hale, Recorder