

**Sunset City Corporation
City Council Minutes
June 21, 2016
Page 1 of 6**

Minutes of a regular meeting held June 21, 2016 at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Mayor Macfarlane presiding.

REGULAR SESSION

Mayor and Council Present:

Beverly Macfarlane	Mayor
Chad Bangerter	Council Member
Ricky Carlson	Council Member
Norm Noyes	Council Member
Trystal Peay	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

Excused:

James Weston	Fire Chief
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Others Present:

Jason Wilde	Hill AFB
David Harris	Hill AFB
Mark Roginske	Hill AFB
Bambi Gibson	Sunset (RAB)
Ricky Emmertson	Ricky's Towing
Terry Avondet	Sunset Citizen Corps
Michael Love	

The meeting was called to order at 6:35 p.m. by Mayor Macfarlane.

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

Approval of Minutes: The minutes were not available yet.

Approval of Vouchers: Council Member Noyes made a motion to approve the vouchers for Hinklease and Courts Unlimited totaling \$161,919.62. Council Member Wiggill seconded the motion. The motion passed unanimously with Council Members Bangerter, Carlson, Noyes, Peay and Wiggill voting yes.

Public Comments: Michael Love wondered if the City had considered repaving 2300 and 1300 North Streets and said they're getting pretty bad. Once the construction begins on the 1800 North project they will just get worse. He also asked when the pickle ball courts will be ready. Mayor

Macfarlane answered they have not been striped yet, but will be done next week. Mr. Love thanked the Mayor and Council for their service.

- 1. Hill Air Force Base Restoration Advisory Board environmental update:** Jason Wilde stated he is the Site Project Manager for one of the clean up sites for Hill AFB. He introduced David Harris and Mark Roginske. Mr. Wilde explained the Restoration Advisory Board (RAB) is mandated by law for a forum to advise the public and allow public comment on clean up programs under Federal guidelines. He gave an update on the three chemical contamination plumes that affect Sunset. EPA is one of the several approval authorities including the State. They make sure they are following Federal guidelines, that there is no further contamination, the plumes are stable and maintain progress. As of the 2015 performance evaluation, the estimated remedial time frame for clean up of Zone 16 Plume is 33 years and the Tooele Army Rail Shop Plume is 20 years. One slide showed that the plumes have shrunk quite a bit from 2012 to now.

Mark Roginske is the Indoor Air Program Manager for Hill AFB. He explained RAB is made up of representatives from the EPA, the Utah Dept. of Environmental Quality, the cities affected and stake holders such as the Sierra Club, Davis & Weber Counties Canal Company and the Davis County Health Department. RAB is independent of Hill AFB. He stated the chemicals in the ground are volatile and dissipate in the air. As part of the indoor air program they want to measure the air in all the homes in the plume areas. There are 353 homes in the affected area and 345 of those homes have been sampled since 2003. 22 homes had detection levels above action level and 323 had detection levels below action level. In 2016 89 homes were contacted and 59 of them were sampled. Only 1 home had detection level above action level and they believe it was caused from chemicals in the home. 58 homes had detections below action level and 12 homes have vapor removal systems installed.

Mr. Wilde advised they are trying a new chemical removal system where they are inject microbes and a type of vegetable oil into the ground and those microbes eat the vegetable oil which now contains the chemicals. This is proving to be faster than aerating the chemical.

- 2. Consider conditional use request for Ricky's Towing to be located along with Sunset Auto Body at 2123 N. Main Street:** Since Chair Ellsworth was not present and Council Member Bangerter was not at the Planning Commission meeting, Treasurer/Office Manager Youngdell summarized the meeting. When appearing before the Planning Commission, Mr. Emmertson told them the State comes in and conducts an auction for the vehicles that are not claimed by their owners. If the vehicles are not sold at the auction, Mr. Emmertson would like to sell them outright. The Commissioners questioned the need for the different business licenses. They appreciated the improvements to the business property, but were concerned about the look of the business if he displayed the cars for sale in the front of the building and asked him if he would place them to the side of the building. Their motion was to recommend approval to the City Council for a conditional use business license for Ricky's Towing to be located at 2123 N. Main, with the conditions that sales take place anywhere other than at the front of the building and that the side parking area be striped for stalls so as to create an orderly parking lot.

Mayor Macfarlane asked if there was enough room for another business because it looked like his lot was pretty crowded now. Mr. Emmertson replied there was room on the south side of the building because they don't use that side. When asked why the need for the two business licenses, Mr. Emmertson said having two business licenses will allow them to get twice the towing business and that means more body repair business he would get off the wrecked cars. The vehicles that are towed there do not stay long before they are claimed. The cars he gets stuck with are the ones that only have liability insurance on them and the owner doesn't want to pay for repairs or similar situations. Mayor Macfarlane is concerned about the aesthetics of Main Street and when she drives by there, she sees cars all over the property. She wondered if there was something he could do about it. When he makes a little more money he plans to purchase the property next to his and then he would be able to move the tow yard to the rear of that property.

Council Member Wiggill asked what the reason was for the Commissioners' condition of striping. Mr. Emmertson said they wanted stalls in the parking for the cars that are for sale. He will only have one or two cars for sale at a time. Council Member Bangerter said the striping was to keep cars organized for beautification. Mr. Emmertson stated he was also thinking about adding motion lighting to the south side so the Police could see if the light was on, there may be someone back there doing something. When Mayor Macfarlane asked about the cars parked in front of the business, Mr. Emmertson explained those were mostly only there for a short time to take pictures of it for the insurance, etc. or they were customer vehicles. All cars are put away before they leave for the day.

Council Member Wiggill made a motion to approve the conditional use business license for Ricky's Towing to be located along with Sunset Auto Body at 2123 N. Main with the conditions the Planning Commission set and the added lighting discussed. Council Member Peay seconded the motion. The motion passed unanimously with Council Members Bangerter, Carlson, Noyes, Peay and Wiggill voting yes.

Mr. Emmertson asked if he could get his business license tomorrow because he needs to turn it into the State or he has to wait until next year. He said the lighting will be done this week and he may need two weeks for the striping. Recorder Hale said the Fire Inspector has not inspected yet so she will find out if the inspector can do it in the morning. Mr. Emmertson said he would also call them in the morning.

3. **Sunset Youth City Council update:** Youth Mayor Furniss thanked Council Member Bangerter, Council Member Wiggill, Mayor Macfarlane and everyone else who helped with their car wash fundraiser. They made around \$200. They are set for Fun Days and thanked Public Works Director Monroe and his crew for their help getting them ready. She asked if anyone wanted to get on their dunk tank schedule. They received three Council Member commitments.
4. **Consider the Interlocal Agreement between the Davis School District Board of Education and Sunset City for a School Resource Officer:** Police Chief Eborn stated this contract is the same as the ones they've signed in the past, which is renewed every five years.

The School District reimburses the City 50% of the Officers wages and benefits for the nine months he is in the school. Currently, the SRO is Officer Duane Arbogast and he is doing an excellent job. If a regular day shift Officer calls in sick, Officer Arbogast will pull double duty and leave the school to handle calls that come in then go back.

Council Member Bangerter made a motion to approve the Interlocal Agreement between the Davis School District Board of Education and Sunset City for a School Resource Officer. Council Member Peay seconded the motion. The motion passed unanimously with Council Members Bangerter, Carlson, Noyes, Peay and Wiggill voting yes.

5. **Recognition of an employee for 20 years of employment with Sunset City:** Mayor Macfarlane recognized Recorder Hale for her 20 years of employment with Sunset City. She was handed a \$200 check and was congratulated by the Mayor and Council.
6. **Consider amending the Sunset City employee health and dental insurance waiver:** Council Member Bangerter stated this was worked out during the work session before this meeting. Recorder Hale advised a resolution will be required to change the policy and it can be made retroactive. It was decided the Council could make a motion to change the policy so the employees who chose to, could still get on the insurance before the open enrollment deadline of June 30, 2016. Then they could approve the actual resolution at the next meeting.

Council Member Noyes made a motion to increase the health and dental insurance waiver to \$288 for those qualified for a single plan, \$440 for the double plan and \$600 for the family plan. Council Member Wiggill seconded the motion. The motion passed unanimously with Council Members Bangerter, Carlson, Noyes, Peay and Wiggill voting yes.

7. **Mayor, Council and Department Head reports:** Council Member Bangerter said the car show is ready for Fun Days. He has about 40 flyers that will go out to a car show Wednesday night and more at a car show on Friday night. He is hoping to have over 50 cars there. He went on the Weber Basin tour to Smith and Morehouse to see where the water comes from and also toured inside the dam. He wants to talk to the Council about the property around Central Park to come up with a game plan when the 1800 North projects commences. He may call a closed meeting on it. He doesn't want to keep working on it if the Council doesn't have the same vision. He thanked the residents for being at the meeting.

Council Member Carlson also attended the Weber Basin tour and enjoyed it. All the issues the Mosquito Abatement Board had with the air port has been resolved and their new facilities are almost complete in Kaysville. The Public Works Department is doing a great job. He is looking forward to Fun Days, although he is still a little worried about it being held the same time as the Air Show. Maybe they'll have spillover after the Air Show.

Council Member Noyes mentioned a couple of new street lights have been installed, but he believes one of them was installed in the wrong place. He will be meeting with Rocky Mountain Power to see if they can get a third light or get that one moved.

Council Member Peay asked everyone to come out and support the Youth City Council during Fun Days. If anyone has a team of six for their Mud Volleyball Tournament on Saturday at 1:00, they would really appreciate it. They could also get away with a four member team. Their parade float is going to be fabulous. Their membership is almost at capacity and they may have to start turning down applications.

Council Member Wiggill reported the Citizen Corps is getting ready for Fun Days. They will provide assistance to the Police Department for the fireworks show and will be looking sharp. The Fire Department is also focusing on Fun Days.

Treasurer/Office Manager Youngdell said the Office is also giving their support during Fun Days with different assignments Friday and Saturday. She reminded everyone she still needs the list of volunteers so they can get it before the Council to approve. On June 11th, the Sunset Room was rented and there was quite a bit of damage left behind. On Monday, they figured out how much the damages were to repair and she informed the lady who rented the room that she would not be receiving her deposit back and she owed about \$800 for the damages. A payment plan was set up for three monthly payments, but if she does not follow through the City has the security tape in case they have to pursue other avenues of payment. They were to be out of the Sunset Room by 10:00, but weren't out until 11:30. There were huge stains in the carpet, stains going down the stair case, the upstairs and downstairs lobby floors were all sticky, there was stuff splashed on the walls going down the stairs and in the Sunset Room. They had also left a lot of push pins in the dropped down areas of the ceiling and a couple of the blind panels were broken.

Police Chief Eborn advised the extra Officers will be out Friday evening and all day Saturday for the Fun Days events. They are working hard on a couple properties that have overgrown yards with the owners living out of state. He has sent registered letters, which have been signed for. If they're not taken care of soon, they will pursue other avenues. Winegars has acknowledged their property is out of compliance with weeds, etc. and said they'll get on it, but he has not seen any activity yet. The owners of the RV lot below Winegars were out over the weekend doing a lot of spraying and they will mow soon. They said they expect to have the property sold soon; a quarter of it to Questar. He reported Saturday night there was an individual who was intoxicated, had recently lost a family member and was not coping with it well. He had a firearm, the family left the house and he barricaded himself inside. The Police were finally able to contact him via phone after a couple of hours and he came out peacefully so it all ended well. Clearfield, Clinton, Davis County and Syracuse Officers were there to help contain the scene.

Treasurer/Office Manager Youngdell reported for Fire Chief Weston that the Fire Department is ready for Fun Days. Next week the Winegars building will be re-inspected, as there were quite a few write ups in their first one. Everyone in the Fire Department took the Hazmat test and they all passed.

Sunset City Corporation
City Council Minutes
June 21, 2016
Page 6 of 6

Public Works Director Monroe said the restroom construction is going well. He received bids for the exterior electrical from the poles to the restrooms and the lowest bid was from Master Electric at just under \$5,600. The new Central Park restroom has been ordered, the old one has been torn down and in its place the temporary parking lot is ready for Fun Days. The tennis/pickle ball courts are being done, with the striping to be finished next week.

Mayor Macfarlane would like them to think about a different date for next year's Fun Days because this year Fun Days is the same day as the Air Show and the Syracuse and West Haven city celebrations. Some of the Sunset Fire Fighters will be on Hill AFB supporting the Air Show and she will be with the 388th and their parade during Fun Days. She will need a Council Member to choose the Mayor and Council favorite during the car show. She also attended the Weber Basin tour and they learned they are really trying to communicate conservation because the County population is supposed to double in the next 20 years and water will be an issue. It has been discovered Sunset's name has not been registered with the State from the Town of Sunset to Sunset City Corporation. While Dr. Trotter was trying to sell his business property to Dr. Waldron, it was discovered Sunset City still owns a water reserve tank under the property. A water Attorney is currently working on it for the City. Council Member Noyes advised there is another one in the back yard of 1910 N. 250 W. Mayor Macfarlane is excited for Fun Days and seeing the progress the City has made in the last while. She stated her appreciation for Bambi Gibson representing the City on RAB.

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

The meeting adjourned at 8:25 p.m.

Approved – July 5, 2016

/s/Beverly K. Macfarlane, Mayor

/s/Susan R. Hale, Recorder