

**Sunset City Corporation
City Council Minutes
September 4, 2012
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Minutes of a regular meeting held September 4, 2012 at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Mayor Bangerter presiding.

Mayor and Council Present:

Chad Bangerter	Mayor
Brent Andrews	Council Member
Ricky Carlson	Council Member
Jake Peterson	Council Member
Kevin Snow	Council Member

City Employees Present:

Linda Youngdell	Treasurer/Office Manager
Ken Eborn	Police Chief
Neil Coker	Fire Chief
Norm Noyes	Public Works Director
Travis Carter	Fire Fighter

Excused:

Ryan Furniss	Council Member
Susan R. Hale	Recorder

Others Present:

Terry Avondet	Citizen Corps
Ray Chapman	

REGULAR SESSION

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

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

Approval of Minutes: The minutes had not been prepared.

Approval of Vouchers: Council Member Carlson made a motion to approve the vouchers for Wells Fargo in the amount of \$14,098.60 and Zion's Bank in the amount of \$12,156.78. Council Member Andrews seconded the motion. The motion passed unanimously.

Citizen Comments: There were none.

- 1. "Better City" presentation on economic development opportunities:** Public Works Director Noyes introduced Matthew Godfrey from Better Cities. Mr. Godfrey said he used to be an elected Official in a City with a lot of struggles with declining revenues. They were able to redevelop about 150 acres of a very blighted downtown area, recruit about \$1.2 billion of investment into the community, attract over 8,000 jobs and last year the community led the Nation in job growth. City revenues increased as a result of the retail and crime went down dramatically. They learned a lot the hard way with trial and error and sometimes they were able to do things the right way the first time. Since that time the company has been helping other communities with economic development projects. He believes there is a good opportunity to redevelop a portion of the City as the possibility of a freeway interchange comes in. The freeway interchange is a once in a lifetime chance to have something of this

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magnitude come into the community. If done right, it can set things up for many years to come by recruiting retail stores into the redevelopment, therefore preventing tax increases. Learning to redevelop an area is extremely complicated. Typically the properties have buildings on them and the value exceeds the land value, so when property is assembled and businesses are brought in to do something that will generate more tax revenue, the property is priced higher than the business is willing to pay to purchase and develop on it. His company knows how to finance to close the gap and recruit developers and tenants to come into Sunset. The time to take action and develop a plan is soon, so when an interchange does come about it's in the right location, the right-of-ways have been negotiated and a community plan is in place. Community involvement is crucial so the residents' concerns and ideas are heard. They have identified some ways to come up with funding to help pay for setting up redevelopment. He asked if there were any questions or thoughts.

Council Member Andrews said Sunset does not have a lot of land to develop and asked how much this would cost the City. Mr. Godfrey said there is no way of knowing what the cost will be because a plan has to be developed first. They know Sunset cannot fund this type of project so the City will need to use the tools available to help fund it such as grants, tax credits, etc. When the interchange comes in, redevelopment will happen. The question is if the Council wants to lead that process or if they want the process to happen to them. The Council will not have a voice in the redevelopment if it does not take a proactive stance. He believes that is why the Council was elected; to shape and create the vision for the community and involve the residents in that creation.

Council Member Carlson feels they should pursue this with Mr. Godfrey's expertise in redevelopment. Council Member Snow believes this is something Sunset needs. It is a huge task and not something they have experience in. They need someone who has connections and experience to help them. Council Member Andrews said they talked with a developer who developed businesses to the west of Sunset and he would be a good person to join forces with. Council Member Snow asked what Mr. Godfrey envisions for Sunset. Mr. Godfrey replied that he was really surprised at the quality of the neighborhoods in Sunset, given the age of the City and from what he's seen happen to other areas. He said the City has done a really good job in maintaining its infrastructure and providing good basic services to the community. Main Street is a unique piece of land along the I-15 corridor because it can be seen from both sides of the freeway, so a new interchange is tremendous for visibility of retail establishments. Redeveloping Main Street is the greatest opportunity not only for revenues, but also to make the City aesthetically pleasing.

Mayor Bangerter is very impressed with Mr. Godfrey's experience and believes not taking advantage of all he has learned and been able to do would be a major mistake. He thanked Public Works Director Noyes for going outside the normal and being proactive. He agreed with Mr. Godfrey in that they can't just sit here and wait for things to happen. They need to be proactive and develop the way the community wants it to be not how developers want it. Money is always an issue, so finding outside sources is a good start to help them in planning. At the next meeting, Horrocks Engineers will be giving them an update of the 1800 North EIS. It is wrapping up and yet the Council does not have an engineered design of how the City wants 1800 North and the interchange to look. He believes they can do that with the

help of Mr. Godfrey's firm. As the plan evolves, most of the money will come from major developers. Mr. Godfrey advised there are two phases. One is to develop plans that both the Council and the residents feel good about. They will be applying for grants to make that happen. The other is to recruit the developers and retailers and pull financing together. Typically, they package it up and put their fees into the package. He advises clients to put the package out for bid and take the best one. Whoever is selected would essentially pay his fee as part of the proposal.

Council Member Peterson said after going to some of the Economic Development meetings, he has realized how much is involved in redevelopment and how much he does not know about it. Therefore he believes going with an outside company is a good idea. Mr. Godfrey said he will connect with Council Member Peterson since he is over Economic Development, continue to work with the staff as they go after different funding and keep the Council involved in the process.

2. Discussion and possible approval of Resolution 2012-13 amending the General Plan:

Council Member Snow referred to Section 2.0 and feels they need to follow the amendment process stipulated in the Plan. He believes the Council jumped the gun at the last meeting; that they did not put any effort into it, where the Planning Commission spent about nine months working on it. He talked about what they might want the City to look like and gave the example of Clinton City requiring the commercial businesses to have a certain look and feel. He believes they need to talk about it more and go through the process. Mayor Bangerter disagreed, saying he attended some Planning Commission meetings and they held a Public Hearing where they were able to give their input. He asked if Council Member Snow has any changes he wants to see made. Council Member Snow replied his point is they want to pass it tonight, but they haven't gone through the process outlined in the plan. Mayor Bangerter read section 2.2.1 and asked if that was what Council Member Snow was referring to and which steps he feels the Council did not do. Council Member Snow said that is the section and he feels they did not hold a joint meeting with the Planning Commission and have the Commissioners' explain to them the reasons for the changes and the Council did not hold a public hearing. Mayor Bangerter believes they have not violated any of the State Statutes. Council Member Snow said he is not saying they violated any State Statutes, but feels they did not talk about it enough. The Council discussed these feelings at length.

Treasurer/Office Manager Youngdell explained the item tonight is to amend the General Plan of 2007. The Plan the Commissioners presented to them two weeks ago have many amendments in it and they also feel the corrections to the steps should be added. The Plan has to be adopted by Resolution and that was not done at the last meeting. That is why this is back before them tonight.

Council Member Carlson made a motion to adopt Resolution 2012-13 amending the General Plan for Sunset City. Council Member Peterson seconded the motion. Council Member Snow would like to know how the Council feels about changing the names of the City streets for prominent leaders. It is one more thing he feels they didn't get the chance to talk with the Planning Commissioners about. The motion passed unanimously.

Council Member Snow still believes they have taken the General Plan too lightly. Mayor Bangerter disagreed because the Planning Commissioners have worked on this for over eight months. Council Member Snow agreed they worked on it for a long time, but the Council itself has not really looked it over to see what they've done. Mayor Bangerter told him if he has concerns with the Plan to write the amendments and talk to the Commissioners about it.

3. **Council Member Reports and General Information:** Council Member Andrews would like to see the Council talk about the accumulation of land and what they are going to do with it; whether or not to give it to a developer, develop it themselves, etc. before they let another entity tell them what they should do with their land. He thanked the employees and others for attending the meeting tonight. He would like to see the City begin to receive more revenues so they are able to give a raise to the employees sometime. To do that, they need to be more business friendly.

Council Member Snow said he is disappointed that when Mr. Godfrey tried to call the Council Members, most of them did not call him back. They've been elected to do what's best for the City and that includes calling people. Council Members Andrews, Peterson and Carlson each said they did not receive a phone call from Mr. Godfrey. About the raise issue Council Member Andrews brought up, Council Member Snow said he had been thinking about it and, although Mayor Bangerter does not seem to like it, he feels Public Works Director Noyes brought up a good point during the last budget session in that raises should be included in the budget every year. He believes they should decide on a universal term to be used in the agendas. They've had discussion and approval and just discussion. He asked if they could vote on the items listed just for discussion. Last week they voted to adopt the General Plan and it was on the agenda as a presentation. Recorder Hale has told him in the past if something was just listed on the agenda they could make a motion on it. He asked if something is on the agenda, if it could be voted on or if it needed to be written for discussion and approval to be voted on. Mayor Bangerter said an item will usually be on the agenda for discussion and possible approval. When they talk about funding and such it would be really nice to have the City Attorney present to get legal advice from on some issues. He believes that would prevent a lot of things that shouldn't happen from happening. Council Member Snow said this issue came up at the last conference and David Church said it was fine either way, but if a voting item is routinely listed as "discussion and possible approval", then all voting items would need to be listed that way. If voting items are just being listed then they can be voted on. They should follow one format. Mayor Bangerter said the item will usually say "discussion and possible approval" however they will make mistakes from time to time. Council Member Andrews would like to be able to vote on any item on the agenda. This issue is not on the agenda and cannot be decided tonight. Council Member Snow has received comments from people saying the agendas are not getting in the newspaper. Treasurer/Office Manager Youngdell said it is required to post the agendas on a State website and to send them in to the local newspaper, but the newspaper can choose what they do or do not put in. Terry Avondet, a sunset resident, said she has seen the agenda in the newspaper for every meeting.

Council Member Carlson asked Public Works Director Noyes if they sprayed weed killer along the cracks of the roads. Director Noyes replied they did not, but a contractor was

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doing it along the roads they are going to chip seal. Council Member Carlson said where it was completed looks good.

Public Works Director Noyes reported all the radio read water meters have now been installed throughout the City, except for two in the school sprinkling systems and he is waiting on parts for those. The chip seal is scheduled for Friday and they have done some leveling on a couple of the streets that will be done.

Police Chief Eborn reported on the train/pedestrian accident at 2300 North. The victim is alive and doing well, although her leg had to be amputated. He updated the Council on the three newest Officers hired. The newest Officer, Jared Jensen, is in the middle of his FTO training, Cody Butcher is almost through with his and Chad Campbell is out on his own on the graveyard shift. Due to the new officers still in training, they are still a little short staffed and the DARE Officer has not been able to be in the school full time yet, but will be adding more time until he is. The Drug Take Back event will be held Saturday, September 29, 2012 in the parking lot of Smith's Food & Drug.

Treasurer/Office Manager Youngdell advised the City is going through the annual audit by Crane, Christensen, Palmer & Ambrose and it is close to completion so Recorder Hale can begin drafting the CAFR. Recorder Hale is on vacation this week and Treasurer/Office Manager Youngdell will be on vacation next week. The next newsletter will be worked on soon so if there are any articles to be placed in it, they will need to be submitted soon.

Mayor Bangerter advised they will have a work meeting with Horrocks Engineers on the 1800 North EIS at the next Council meeting. There are still three major routes they will be presenting. He would like the Council Members to get input from the residents. There are about two months left until the Environmental Study is done. Mayor Bangerter asked the Council Members to be really careful who and what they accuse of doing certain things, like Council Member Snow made the comment earlier that Mayor Bangerter doesn't approve of the employees' raises and that is not true. Council Member Snow clarified he said Mayor Bangerter didn't approve of putting the money into the budget for raises beforehand.

Terry Avondet, with the Sunset Citizen Corps, said the Fire Department will hold their open house on September 27th from 6:00 to 8:00 pm.

Council Member Carlson made a motion to adjourn. Council Member Peterson seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:50 p.m.

These minutes have been read and approved at the regular City Council meeting held **September 18, 2012.**