

**Sunset City Corporation
City Council Minutes
December 3, 2013
Page 1 of 4**

Minutes of a regular meeting held December 3, 2013 at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Mayor Bangerter presiding.

REGULAR SESSION

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:

Susan R. Hale	Recorder
Linda J. Youngdell	Treasurer/Office Manager
Ken Eborn	Police Chief
Breen Lowman	Fire Chief
Norm Noyes	Public Works Director

Excused:

Ryan Furniss	Council Member
--------------	----------------

Others Present:

Mark Kubricky	Better City
Dean Graham	Better City
Terry Avondet	Citizen Corps
Beverly Macfarlane	Trystal Peay

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

Mayor Bangerter gave the invocation and led the Pledge of Allegiance.

Approval of Minutes: Council Member Andrews made a motion to approve the minutes of November 19, 2013 as presented. Council Member Peterson seconded the motion. The motion passed unanimously.

Approval of Vouchers: Council Member Carlson made a motion to approve the vouchers for Weber Basin Water and Utah Local Governments Trust totaling \$266,892.80. Council Member Andrews seconded the motion. The motion passed unanimously.

Public Comments: Terry Avondet advised there was a mistake on the minutes of November 6, 2013 regarding the drug take back event. Council Member Jake Peterson was listed as being there and it was really Jake Meredith. Recorder Hale explained those minutes had already been approved, so she asked Mrs. Avondet to bring it up in the public comment period so there would be a record of the mistake.

- 1. Update by Better Landlord, LLC on the Better Landlord Program:** Mark Kabricky said they began this process to improve the quality of rental properties in the City. He explained how the program came to be and their class curriculum, which covers everything from the landlord beginning to advertise for the rental through the tenant vacating the rental home.

Dean Graham addressed the statistics they have gathered for the landlords who have not taken the class, those who have and those who have not obtained their rental licenses. The chart he used showed those who have taken the class have a much lower utilization of police and fire services than those who have not taken the class. Those who have taken the class and obtained their rental license are even lower on the chart. It was pointed out this is very preliminary data since the program has only been going for five months, but they believe the trend will continue.

Mr. Kabricky mentioned the landlords will be taking a refresher class every two years to help keep them up to date on changing legislative rules. A good thing for the City is that when the parolee list comes out it can be compared to the list of Better Landlord Member addresses because a high number of parolees will commit crimes again in the early years. From what he has seen, the City has good landlords and it is a good idea to make sure they know the City is on their side. He appreciates the support they've had from the City staff in getting the notices out and in setting up for the classes.

Mayor Bangerter said his concern is being able to implement the information they receive in the class. He would like the landlords to be able to come to the City for a packet of information or go to Better Landlord's website and download or print the information. The information he is looking for is a step by step process for renting a home with applications, etc. Mr. Kabricky replied the City's ordinances contain the obligations the landlord must comply with. As for the forms, they try not to be prescriptive because they are not attorneys. The Apartment Owners Association is a good place for information, but those who only own one or two units may not find that membership practical. There are online resources they could maybe suggest. He cautioned providing forms because some portions may not be legally defensible. Mr. Graham said there is a one sheet summary of their training they could put on the website and they can leave some with the City staff. Mayor Bangerter said he has heard good things about he classes. Mr. Kabricky said over time they may be able to show areas of the City that have improved and which still need work and that may be helpful to the Police.

- 2. Discussion and possible approval of a cleaning contract for the City Building:** Public Works Director Noyes said all the cleaning companies who submitted a bid are good companies and all offered a service that is beyond what has been done in the past. He and Treasurer/Office Manager Youngdell recommend they contract with Advanced Building Care at \$811 per month. This saves the City \$4,584 per year from what has been paid for a part-time employee to clean the building. They will charge the City an \$87 start up fee to come in and catch up on the cleaning that has been neglected such as stripping the kitchenette floor, waxing it and other things. The \$811 covers the building being cleaned five times a week. The second and fourth days will just be minor cleaning such as emptying the trash

cans, making sure the restrooms are stocked and other minor items. The other three days will be vacuuming, dusting and other routine cleaning. There is a list of what they do daily weekly, monthly, etc. They will come in during off hours when no one is in the building and they will watch the schedule so they don't interfere with Court, Council meetings and Sunset Room events. They will wash windows, spray wash sidewalks, etc. for an extra fee if it is requested. An additional savings to the City is in not needing to stock cleaning supplies and provide equipment. They would like the contract to be for one year, with a 30 or 60 day notice if the City is dissatisfied.

Council Member Carlson made a motion to approve contracting with Advanced Building Care to clean the City Building. Council Member Andrews seconded the motion. The motion passed unanimously with Council Members Andrews, Peterson, Snow and Carlson voting yes.

3. **Council Member reports and general information:** Council Member Andrews thanked everyone who attends the Council meetings and thanked the employees for all they do.

Council Member Peterson hopes everyone had a good Thanksgiving and hopes everyone can spend a lot of time with their families over the Christmas holiday.

Council Member Snow reported the Christmas lighting awards will be on the agenda in January.

Council Member Carlson stated he heard some good news on the radio. It was reported the F35s will definitely be coming to HAFB.

Treasurer/Office Manager Youngdell advised the business license renewals have gone out and that includes the Better Landlord participants, with the due date being December 31st. Recorder Hale is also preparing the CAFR so the Office is very busy.

Fire Chief Lowman said they were very busy in November with 49 total calls; 19 of those being fire related. The ambulance transports are up about 2% from last year. Santa will be going around town starting at 9:00 a.m. on Saturday. He will end at the Sunset Room for pictures with the kids. The Fire Department will be holding their Fire Association party on Friday night. Of the fires, none of them were Christmas light or turkey related.

Public Works Director Noyes advised the Senior Christmas Luncheon will be at noon on December 11th. He invited the Mayor and Council to come help serve the seniors. The sale of the last surplus truck will be completed tomorrow, so they will be down to just the trucks they need now.

Police Chief Eborn stated their two 2014 Dodge Durangos were delivered to the dealership today. They are finishing up the lease and as soon as the down payment is delivered they will be sent to be equipped. He is hoping they'll be on the road in two weeks. The Police Department is on track to end this year with about 100 cases less than last year. This will be

the first time he can remember that they have ended a year with less cases than the previous year. He believes contributing factors could be implementing the Better Landlord Program and that the Police Department has gone through several new Officers and they aren't always able to catch some things. He reported there will be no "Lunch with the Mayor" this month.

Recorder Hale announced there were 34 days left to Mayor Bangerter's Mayoral term.

Mayor Bangerter reported the Davis School District Homeless Program was discussed at the COG meeting. The District currently has almost 1,100 identified homeless students coming from about 930 homeless families. Most of the homeless children are living in a double up situation because their families cannot afford housing on their own. They are sleeping on couches and floors of the homes of family and friends. 63 of the homeless children will go to a homeless shelter for the night where they will sleep on cots or in hallways of overcrowded shelters. School is the one stable thing in their lives; they know where they will be and that they will be safe from about 7:20 a.m. to 3:30 p.m. There is an outreach program that currently needs 40 volunteers to work in teams to interview homeless people for a registry. They are trying to get information so they can get homeless people the help they need. The impression he received is that most homeless people are proud and don't ask for help. COG also reported on the Davis County Citizen Corp in which the Director, Allyson Jackson, is from Sunset City. They reported on tobacco use in Davis County: adults smoking – 7.5%, youths – 4.4%, e-cigarette experimentation among grades 8, 10 and 12 is about 14%. Statewide statistics: adults - 10%, youths – 5%, e-cigarette experimentation among grades 8, 10 and 12 is about 13%. Layton Mayor Steve Curtis has passed away. He has a tie to the City in that he married past Planning Commissioner J.R. Wood's daughter. The City is accepting donations for the family if anyone is interested. He said it was an honor to have worked with Mayor Curtis for several years. He can't believe some of the negative comments that are on the internet about a man who has served his community for over 20 years of his life. He feels it is appropriate to lower the flag in Mayor Curtis' honor.

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

The meeting adjourned at 7:25 p.m.

Approved – December 17, 2013.

/s/Chad Bangerter, Mayor

/s/Susan R. Hale, Recorder