

**Sunset City Corporation
City Council Minutes
December 6, 2011
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Minutes of a regular meeting held December 6, 2011 at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Mayor Bangerter presiding.

Mayor and Council Present:

Chad Bangerter	Mayor
Brent Andrews	Council Member
Cheyrl Budge	Council Member
Ricky Carlson	Council Member
Ryan Furniss	Council Member

City Employees Present:

Susan R. Hale	Recorder
Linda Youngdell	Treasurer/Office Manager
Ken Eborn	Police Chief
Neil Coker	Fire Chief
Brett Jamison	Corporal
Chad Campbell	Police Officer
Fire Fighters: James Weston, Travis Carter, Gayle Waters, Josh Draheim, Ryan Olson	

Excused

Ray Chapman	Council Member
Mickey Hennessee	Public Works Director

Others Present:

Jeff Ambrose	Crane, Christensen & Ambrose
Gary Doesburg	Blow Out Auto Sales
Josh Maes	Blow Out Auto Sales
Tena Hale	Planning Chair
Jake Peterson	Kevin Snow
Chad Campbell's mother, wife and two daughters	

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

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

Approval of Minutes: Council Member Budge made a motion to approve the minutes of November 15, 2011 and November 21, 2011 as presented. Council Member Andrews seconded the motion. The motion passed unanimously.

Citizen Comments: There were none.

- 1. Introduce and swear in new Police Officer Chad Campbell:** Police Chief Eborn introduced newly hired Officer Chad Campbell, who then introduced his mother, wife and two daughters. Chief Eborn said Officer Campbell is about half way through his field training.

Mayor Bangerter administered the oath of office to Officer Campbell and the Mayor and Council all congratulated him.

2. **Presentation of the Fiscal Year 2011 Comprehensive Annual Financial Report:** Jeff Ambrose, CPA thanked Recorder Hale and Treasurer/Office Manager Youngdell for their help in gathering documents so he and his staff could complete the annual audit and mentioned Recorder Hale is one of only 2 of the 24 entities his firm audits that writes their own report, which saves the City quite a bit of money. Mr. Ambrose stated his office gave Sunset an unqualified opinion, which is the cleanest opinion they can render and means the financial statements are stable in all material respects. He gave the highlights of the report and said overall net assets increased about \$6,000.

Mayor Bangerter asked Mr. Ambrose to explain a little about his company for the Council-Elect who are in the audience. Mr. Ambrose explained Crain, Christensen & Ambrose has been in business since 1987. Prior to that they were employed by Tanner & Company in Salt Lake City and the four partners have combined experience of about 125 to 130 years. Mr. Crane will retire in about three weeks. Mr. Ambrose has been doing this for 33 years.

Recorder Hale thanked Mr. Ambrose and his staff for their help and said they are wonderful to work with and answer her questions all year long.

3. **Conditional use request for Blow Out Auto Sales to be located at 1741 N. Main:** Planning Chair Tena Hale said a special Planning Commission meeting was called for November 29, 2011 to hear a conditional use request from the owner of Blow Out Auto Sales. The 1741 N. Main location has previously housed auto sales businesses, but there has not been a business there in over a year so the previous conditional use is no longer valid. The Planning Commission recommended the Council allow Blow Out Auto Sales to obtain a conditional use as long as all fire and building recommendations are followed.

Gary Doesburg and Josh Maes, owners of Blow Out Auto Sales, said they would like to set up a used auto sales lot at 1741 N. Main. Mayor Bangerter read the conditions from the Planning Commission meeting - 1) hours of operation are from 9:00 am to 9:00 pm Monday through Saturday and closed on Sunday; 2) they may do very minor repairs; 3) a maximum of 30 vehicles for sale are allowed on the lot; 4) security lights and cameras will be installed; and 5) all washing, detailing and major repairs will be done off-site. Mr. Doesburg and Mr. Maes explained that minor repairs would entail changing light bulbs or batteries, etc. Security lights are already installed in the back and they plan to install cameras for insurance purposes. Mayor Bangerter said the Fire Chief and Building Inspector visited the site today and there are a couple of concerns. The furnace and water heater need to be brought up to code regarding venting before they can open. The other item is the electrical service mast is too low and they are giving the owners six months to fix that.

Council Member Carlson made a motion to approve the conditional use business license for Blow Out Auto Sales with the above five conditions, that the furnace and water heater is brought up to code before opening and the electrical service mast will be raised within six months. Council Member Budge seconded the motion. The motion passed unanimously.

- 4. Council Member Reports and General Information:** Council Member Carlson reported MIDA and the Development Review Committee is beginning to meet again and he will keep them updated.

Council Member Andrews said the Youth City Council's angel tree program is a good idea and asked everyone to support it. Recorder Hale explained they will try to fill the needs of a family they pick with the items they receive. The items received that are not needed by that family will be donated to a homeless shelter. Items needed by the family and not received will be purchased with the donated money. Council Member Andrews said last year at the Senior luncheon quite a few seniors complained about the cold air coming through the doors every time someone would come in so he talked to Parker Price about maybe installing an alcove so people could come in one door while the inside one was closed, then open that one to come into the room. Council Member Furniss said he and Director Hennessee have talked about this and it is a budget matter. As soon as there is enough money, they would like to upgrade all the entrance doors.

Council Member Budge reminded everyone about the quilt box downstairs. If a person does not want to make a quilt, fleece fabric is also accepted and a lady will make the quilts.

Council Member Furniss thanked Recorder Hale for writing the Financial Report and saving the City money. He welcomed Blow Out Auto Sales to the City and wished them well. He thanked the Department Heads for doing such a good job with such a tight budget this year. There is discordance between the citizens and federal and state government, but the Financial Report shows this local government is doing a good job with a lot less. When he was going door to door campaigning, the most common complaint was the utility rate increase. The \$38,000 of revenue over expenses in FY2011 does not begin to cover the cost of repairing a water or sewer line. The City has to have some reserves to cover those types of costs. He asked Police Chief Eborn and Public Works Director Hennessee for an update on the impact to on-street parking the new traffic signal has caused. Chief Eborn said they have reviewed it and they will have to make a no parking zone on 250 West for 3 to 4 houses north of 1800 North. He has sent a letter out to those residents impacted and he has not heard any feedback yet. They will paint the curb red as soon as the weather is a little warmer. Council Member Furniss complimented the Police and Fire Departments for their handling of some activity in his area. He said when the North Davis Sewer District plant was designed it had a shelf life of about 10 years on the biosolids. They are currently at peak capacity and the lines are getting very old, so they will be looking to bond for those upgrades, which is estimated to cost \$40 million. They may be looking at a \$1.00 per month billing increase for this year and a \$1.50 per month billing increase each year for the next three years. The Board feels it is needed now because the cost to build is cheaper now, but the catch is there are so many residents out of work the increase will be hard for them. The increase will not take affect until July 2012. Even with the increases, the North Davis Sewer District will still have one of the lowest rates. Impact fees from new construction have been used to pay for these upgrades, but the impact fees have dropped from about \$6 million to \$1.2 million annually.

Treasurer/Office Manager Youngdell reminded everyone of the Employees Association Christmas party on December 13th and the Senior Citizen Christmas Luncheon on December

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14th. She advised the Administrative Office has been short staffed for 3 ½ weeks and thanked Court Clerk Christina Arbogast and Recorder Hale for their help. There are new renters in the City-owned rental house.

Fire Chief Coker reported the Fire Department took Santa Claus around the City last Saturday and feels they had a great turn out at the City Building for pictures with Santa.

Mayor Bangerter reported he and Council Member Furniss met with Rick Mayfield of MIDA and expressed their concern that Sunset has not been involved in recent discussions. They were pretty much promised they would be kept in the loop. Mayor Bangerter will follow up with a regular email correspondence with Mr. Mayfield. A sad note for Falcon Hill is that the Air Force has had a reduction in force where about 250 employees will be moved to a different base. The jobs are high-end and most of the enhanced use lease project people will be leaving. Those people were bringing in the composite part of Falcon Hill. COG is now wondering what will happen and will be closely watching it. Sunset's damage from the recent high winds was minimal. The City had some downed trees, 144 residents were without power for almost two days, Bingham's Cyclery had a window blown out and Charlie's Service lost an awning that got picked up and dropped onto three cars. Police Chief Eborn said the vacant home in the 300 W. 1600 N. area had a large pine tree go over and is still hung up in some power lines. Rocky Mountain Power will be reviewing it soon. Council Member Furniss wondered if Sunset couldn't have provided some help to other cities that were badly impacted. Mayor Bangerter advised he talked to the Mayors of Centerville and Farmington, but was told they had so much help they had too much congestion and would call Mayor Bangerter if they needed Sunset's help. Mayor Bangerter and Fire Chief Coker talked this morning about reviewing where Sunset's dumping stations could be located and that they needed to purchase big chain saws. Wasatch Integrated Systems Board decided to allow free dumping for a time due to the wind damage and the cost of doing that is approaching \$400,000. On Sunday he drove around Centerville and Farmington and was amazed at the damage. He would like the two Council-elects receive a copy of the Annual Financial Report. He clarified that the issue of allowing the Youth City Council to use the Sunset Room was not on the agenda because he did not believe it needed to be. They are free to use the Sunset Room just like anyone else if the date is free. If they are going to use it for a major project or event, they will need to ask permission from the Council Member over them.

Council Member Andrews made a motion to adjourn. Council Member Furniss 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 **January 3, 2012.**