

**Sunset City Corporation
City Council Minutes
September 16, 2008
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Minutes of a regular meeting held September 16, 2008 at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Mayor Gotchy presiding.

5:00 P.M. WORK SESSION

Mayor and Council Present:

Ricky Carlson	(Mayor Pro-Tem until 6:00pm) Council Member
Dan Gotchy (arrived at 6:00 pm)	Mayor
Ray Chapman	Council Member
Ryan Furniss	Council Member

City Employees Present:

Susan R. Hale	Recorder
Ken Eborn	Police Chief
Neil Coker	Fire Chief
James Weston	Asst. Fire Chief

Excused:

Cheyrl Budge	Council Member
Linda J. Youngdell	Treasurer/Office Manager
Mickey Hennessee	Public Works Director
Vicky Gold	Recreation Supervisor

Others Present:

Chad Bangerter	CERT, VIPS, Planning Commissioner
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Council Member Chapman made a motion to appoint Council Member Carlson as Mayor Pro-Tem until Mayor Gotchy arrives. Council Member Furniss seconded the motion. The motion passed unanimously. The meeting was then called to order at 5:00 p.m. by Mayor Pro-Tem Carlson.

- 1. Discuss services Sunset City may be able to offer the Falcon Hill Development:** Mayor Pro-Tem Carlson stated the purpose for this work session is to discuss what Sunset can provide to the West Side Development. He advised the Council had previously had a meeting with the Enhanced Use Lease (EUL) Office and in that meeting they decided the Council needed to meet with the Fire Chief Coker, Police Chief Eborn and Public Works Director Hennessee to discuss what services could be provided. Director Hennessee is out of town. Council Member Furniss said it was frustrating to have questions for Public Works and not have a representative here to ask. He would like to see a designee to attend when Director Hennessee cannot be here. Recorder Hale stated she did not think to ask Norm Noyes to attend in his place. Council Member Furniss complimented the Fire Department for always having someone here when the Chief cannot attend.

Council Member Furniss advised he was approached at the last MIDA meeting by Clearfield's Mayor about combining Police Departments and he offered some pretty good benefits, but Council Member Furniss said he was still not in favor of it. He believes Sunset has wonderful Police and Fire Departments and they need to be marketed. He believes the Police Department could cover the West Side Development with their current manpower. He also believes Public Works could plow the West Side Development with the current crew and trucks and still beat the

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other cities. Even if they needed to purchase an extra truck and call in an extra employee, he believes they could do the snow removal more efficiently. During their meeting with Bruce Evans, it was said they need to seriously consider what could be provided and take the proposals to the developer.

Fire Chief Coker said a study has been done on combining the Police Departments and the benefits were not there. Council Member Furniss gave the example of Holladay being covered under the County and the City does not get personal service like Sunset does. He asked Chief Coker if the Fire Department could cover the West Side Development with the part time fire fighters. Chief Coker said he believes they could because every City in Davis County responds with mutual aid on a structure fire. Council Member Furniss asked if there would be enough available fire fighters during the day time when West Side Development would be mostly staffed. Chief Coker said no Fire Department in the Country can honestly say they can support all their vehicles 100% of the time. Sunset has a better response turnout, even during the day, than most other departments. Council Member Furniss asked how they could sell the Fire Department to the base. Council Member Chapman said they would go with their ISO rating, track record and statistics. Chief Coker agreed and said they also meet the National Fire Protection Association (NFPA) standards. The ISO rating is based on history, equipment, manpower, water supply, type of buildings, if the buildings have sprinkling systems, etc. Asst. Fire Chief Weston said they can sell the Fire Department on its good ISO rating because the better the ISO rating, the better rates people get on their insurance.

Council Member Furniss asked Police Chief Eborn if he believes Sunset's department can adequately provide police service to the West Side Development. Chief Eborn said he believes they can, but it is hard to answer for sure because he does not know what the development is slated to be. At worst, maybe they would have to pick up a couple more officers, but he believes the cost would be covered by the added tax revenue of the development. He believes their response time would equal any other City's even without the on/off ramp at 1800 North. Council Member Furniss said they needed to figure out a way to promote the Police Department over the other cities because each department is unique.

Council Member Furniss relayed the information that the ground breaking will be held on October 10th, with construction to be started in November. They anticipate the first building for the Air Force will be completed in the summer of 2009. He does not expect the fence to be moved before at least a year because they have to build office buildings to replace the ones that will be torn down. He asked Chief Eborn if it would be accurate if he approached Woodbury and told them Sunset can provide police service at what they are currently paying with the understanding the citations written up there would come through the Sunset Court. He said of course everything needs to be worked out with the attorney because this is the first time in history where Air Force land is leased out to a development. Chief Eborn agreed that this issue would need to go before the City Attorney, but also to be reviewed by the Judge because there may be State Codes that dictate where the citations go through. He does not really know how to sell this Police Department to people who don't know the procedures involved. If they are just looking at size, they may believe Sunset could not possibly handle the job as well as Clearfield or Roy. It needs to be broken down to per officer. Clearfield may have five officers on a shift, but individually they are handling about the same as Sunset's one officer on duty. If they get into this and realize one or two additional officers are needed, if the Council is committed to finding a

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way to hire them, he is confident they can handle the West Side Development. Council Member Furniss suggested maybe taking Chiefs Eborn and Coker to a MIDA meeting and sit down with Woodbury to discuss the services Sunset can offer. The services the County provides, population, interlocal agreements, costs, grants and related items were discussed. Council Member Furniss asked the departments to obtain their average response time and other statistics. That way they will have facts when negotiating with the developer.

Recorder Hale said she knows the developer will be deciding who will be providing services like water and sewer and asked if the developer or MIDA would be deciding who will be providing fire and police services. Council Member Chapman said no one has really answered that yet. Council Member Furniss advised it was kind of answered at the last MIDA meeting. The developer has a lot of say and MIDA is pretty much doing what the developer wants. His concern with providing fire services is that the buildings will be five stories and higher and Sunset does not have a ladder truck. Council Member Chapman advised all of their calls are going to a stacked response, where they will go automatic mutual aid. Responding to a multi-story structure fire up there would probably be the ladder truck from Clearfield and Sunset's two engines and rescue squad. The buildings being built today are sprinkled and ladders aren't used for them; the fire departments just hook into the fire department connection and boost the pressure on the sprinkler system. Chief Eborn reminded the Council that once upon a time neither Clearfield nor Roy had a ladder truck and in the 60's and 70's Sunset had a bigger police force than Clearfield. Those cities got the necessary manpower and equipment as they grew. If allowed the opportunity, Sunset will also.

Council Member Carlson stated Public Works Director Hennessee had indicated to him in the past that Sunset could supply water to the West Side Development. He believes they should keep that in mind and try to sell water and sewer, as well as police and fire. Maybe Sunset would get to supply one or two of the services, if they are all presented. Council Member Furniss said Clearfield is jockeying to supply most of the services and they have a lot of power on that Board. He believes Sunset is more efficient and could provide those services. He asked Chief Eborn to help them gather their statistics and asked Council Member Chapman to go more in depth in explaining why Sunset's ISO rating is so good.

Chief Coker said there was a study done a couple of years ago to consider consolidating five Fire Departments. They will probably bring it before the MIDA Board and say how much money it showed would be saved. Three cities decided not to go with the consolidation because the figures are flawed. For example, Sunset would have lost its Fire Station and equipment to the other station and the property taxes would have been increased 26%. He commented that about 10 years ago Sunset was just barely into an ISO rating of five and about year ago its rating was only 1 ½% away from a four, which is an increase. Clearfield, who now is North Davis Fire District, went from a five to a six, which is a lower rating. The Sunset Fire Department is still in negotiations with Clinton to house an ambulance. They discussed the added costs for providing services, recouping those costs through added West Side Development tax dollars and scheduling work meetings.

Council Member Furniss made a motion to schedule a work meeting for September 30, 2008 at 6:00 to discuss and develop a plan prior to meeting with the developer. Council Member Chapman seconded the motion. The motion passed unanimously.

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Council Member Furniss made a motion to schedule a work session at 5:00 p.m. before the regular Council meeting on October 7, 2008 and invite Travis Lish to attend. Council Member Chapman seconded the motion. The motion passed unanimously.

Chief Coker asked that the Council give the Department Heads a memo on when the MIDA Board meets. He is interested in attending some of them. Council Member Furniss stated they just changed their meeting times to the first Tuesday of each month at 9:00 a.m. They are held at the Entrepreneurial Center of the DATC.

Since they still have time, Council Member Carlson stated he would like to discuss some of the items on the upcoming agenda. Recorder Hale said those items were not on the work session agenda and it would not be good to discuss the other items when the residents have no notice of it. Council Member Furniss said it was his understanding the Council could discuss anything they wanted, but just could not take action. This was discussed more and Council Member Furniss left to place a call to David Church. Mayor Gotchy arrived and took over conducting the meeting. Council Member Carlson updated Mayor Gotchy as to what they had discussed prior to his arrival. Council Member Furniss returned and said he received clarification from City Attorney Felshaw King that, as long as the meeting is publicly noticed and open to the public, the Council may discuss items pertaining to the City that are not on the agenda, but they may not take action. Council Member Chapman believes it would be unfair to the citizens to discuss the items before the time stated on the agenda. Mayor Gotchy said it is always best to cover all sides.

Getting back to the agenda item, Mayor Gotchy said he has some concerns about what happened to Council Member Furniss at the last MIDA meeting. There were some agenda items that were tabled after questioning by Council Member Furniss. Council Member Furniss explained one of the key items was fees schedules and impact fees. When he questioned them about them, the MIDA Board tabled the item. When discussing a road that needed to be built, Clearfield's representative was told Clearfield would take ownership of the road. Council Member Furniss asked the Attorney if they were setting a precedent that because the road was being built in Clearfield, they would give ownership to Clearfield. The Attorney told him no and there was quick back-peddling. He got the impression there was some discussion about the road between Clearfield and MIDA that had not been discussed in an open meeting. Mayor Gotchy believes things may be happening behind closed doors and they need to step it up to figure out what is going on.

Chief Coker said another item to be brought up may be where the 911 calls will go if the development area is split up. Clearfield has its own dispatch center and Sunset goes through the Davis County Sheriff's Office. There was some discussion on what specifically impact fees for fire safety can be used for; new buildings or also new fire trucks.

Council Member Furniss made a motion to adjourn the work session. Council Member Chapman seconded the motion. The motion passed unanimously.

The work session adjourned at 6:15 p.m.

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6:30 PM REGULAR SESSION

Mayor and Council Present:

Dan Gotchy	Mayor
James Bridges	Council Member
Ricky Carlson	Council Member
Ray Chapman	Council Member
Ryan Furniss	Council Member

City Employees Present:

Susan R. Hale	Recorder
Linda J. Youngdell	Treasurer/Office Manager
Ken Eborn	Police Chief
Neil Coker	Fire Chief
Vicky Gold	Recreation Supervisor
Norm Noyes	Asst. Public Works Director
James Weston	Asst. Fire Chief
Shawn Valdez	Police Lieutenant
Bruce Arbogast	Police Sergeant
Doug Garcia	Police Corporal
Duane Arbogast	Police Officer
Brian Kirby	Police Officer

Excused:

Cheyrl Budge	Council Member
Mickey Hennessee	Public Works Director

Others Present:

Citizen Corps -

Heidi & John Blaylock, Chad Bangerter, Allyson Jackson, Elaine Martin, Kathy Gittins

Todd Freeman	CEC Engineering	
Dianne Carlson	Doxey PTA	
Leslie H. Moore	Tony & Renee Allman	Rick Schropshier
Howard Trotter	Bob Bremer	Brent & Susan Andrews
Amanda Peterson	Pam Furniss	Sandy Eborn
Sandy Valdez	Candace Arbogast	

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

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

Approval of Minutes: Council Member Chapman made a motion to approve the minutes of September 2, 2008 and September 4, 2008 as presented. Council Member Furniss seconded the motion. The motion passed unanimously.

Approval of Vouchers: Council Member Furniss made a motion to approve the vouchers for Zion's Bank in the amounts of \$15,649.63 and \$2,317.99 and for Scott Machinery in the amount of \$80,800.00. Council Member Carlson seconded the motion. The motion passed unanimously.

REGULAR SESSION

Citizen Comments: Neil Coker, speaking as a resident, said he has lived in Sunset for 37 years. Last Sunday, his wife noticed two young men in the RV Storage lot breaking windows with a bat and

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getting into the vehicles stored in the lot. Officer Duane Arbogast responded quickly, but the kids already left. Officer Arbogast took the time to look through each vehicle to assess the damage. Mr. Coker was amazed at some of the items Officer Arbogast said he saw in there. He said there was a weapon with ammunition sitting in the open. As a citizen, Mr. Coker said that is scary. He handed pictures to the Mayor and Council of junk, graffiti on a motor home, expired plates and a hole that had been cut in the fence. He expressed his appreciation to the Officer Arbogast for his quick response and for the response of a Davis County Sheriff's Officer and Syracuse Police Officer. Mayor Gotchy asked what some of his solutions would be. Mr. Coker said the ordinances should be enforced on the lot.

Dianne Carlson said she was there representing the Doxey PTA to invite the Mayor, Council, Police and Fire Departments to their annual "Walk to School Day" on Thursday, September 18th. They will meet at the corner of the Sunset City Building at 8:00 a.m. to walk to Doxey Elementary School. Last year some kids crossed the street in the wrong areas and she asked if the police officers who attended could help guide them to the right areas.

Howard Trotter stated he has lived in Sunset for 34 years and publicly thanked the City employees, police & fire for the great job they do. He advised there is a website called utahsright.com that shows all City employees' wages. He wants the Sunset Police Officers to be happy and he believes they are underpaid. He would like to ask the Council to check with other cities to see what their Officers are being paid and get the Sunset Officers in line with them. They put their lives on the line every day, as do the firefighters, and the other City employees do a great job. They need to be compensated for that. He asked his son-in-law, who is a Layton City Police Officer, what Layton does. He said every other year they do a salary survey of seven cities, throw out the high and low and try to stay within the top third in pay. When an officer is hired they get a 5% increase every year and after that they get a merit increase and a COLA. Mr. Trotter said that is a good incentive to keep good officers and he believes Sunset should keep their good officers.

Don Beatty, Sunset Elementary School Principal, said he is not a resident of Sunset but he is passionate about Sunset because of the school children. He echoed Mr. Trotter and said his dad always told him you get what you pay for. He believes the exception to the rule is the Sunset Police. He has worked with the Chief and Officers for a long time and relies on them every day to help their school function. The City is getting more than it pays for because they are such high quality people. What Sunset is not getting sometimes is the consistency when Officers have to leave to get paid more. There is a huge value in being able to send an Officer to a home when he knows the family and history. That only comes through experience and longevity. He hopes the Council can find a way to show how much they value their Officers by bringing their wages up to compare with other cities.

Bob Bremer referred to an article in the newspaper where Council Member Furniss said he wanted to check into raising the employees' pay. He believes the employees who have been here a long time should get more pay also because they've stuck it out. He questioned the trash pick up fee. He said last year the fee was dropped \$1.00 because the City was doing away with fall and spring clean up. Then it was decided to have the clean ups and the \$1.00 was added back on. Now they have decided not to have spring/fall clean up anymore and he asked if the \$1.00 would be taken back off. Recorder Hale explained the \$1.00 was taken off previously because Wasatch Integrated Systems had dropped their price by \$1.00. The City passed that savings on to the residents. Later, the \$1.00

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was added back on due to the increased costs of services. Mr. Bremer said that is not what he was told when he called the City. Recorder Hale said that information was incorrect and was sorry he received it. Mayor Gotchy explained the new clean up would be all summer long at a reduced cost to the City. He believes it will benefit the residents more.

Chad Bangerter expressed his concern that the \$10,000 the City received from UDOT for Main Street improvements was spent on partial sidewalks on the east side of Main Street. He read sections of the General Plan, "Sunset is a moderately walkable community and the City is in the process of making all sidewalks wheelchair accessible. All sidewalks are intermittent, meaning they don't connect. Currently no bike lanes or paths for bicycle traffic exist within the City limits. Sunset should take action now to ensure the future improvements of the community are attractive and pedestrian and bicycle friendly. Sidewalk improvements and connections are needed on the west side of Main Street." He asked why they were spending money on the east side of Main Street when the residents don't walk on that side. Mayor Gotchy said it was for the safety of the people walking to the bus stops, so they wouldn't need to walk in the road. That was the first priority of the phased plan. It is also what UDOT said to do with the money. Mr. Bangerter said the City has been receiving this money for years and put sidewalks, curb and gutter on the west side as well. He believes if the Mayor and Council would push the issue that the west side needs to be finished, UDOT would see the need for that as well. Council Member Bridges said most of the property on the west side is private property between 1300 North and 1800 North. Mr. Bangerter said the majority of it is owned by Davis County, Sunset owns a portion and Scott Frew owns some. It is actually not private property; there is an easement along there owned by Qwest.

Rick Schropshier said he has been a resident for about a year and a half. He has had contact with some of the Police Officers who have moved from Sunset to other agencies. When asked why they left Sunset said he was told they can make more money with other agencies. He suggested taking some of the money spent on the new backhoe and putting it toward the officers' wages. Crime does not know income. It's the same whether the Officer is making \$3.00 or \$40.00 an hour.

Les Moore said he is a 50 year resident of Sunset and he has watched Sunset's Police Officers migrate to other departments in the area. His brother-in-law is Clinton's Police Chief and he wanted him to pass on his thanks for training Clinton's officers. Mr. Moore said the Council should take a better look at what the City is paying the officers. In the past he has listened to Council Members say the officers were happy with what they were being paid. He believes a person cannot take happiness to the grocery store. He would like to see the officers' wages on a more even playing field if at all possible.

2. Award bid for CDBR ADA Ramps Improvement Project: Todd Freeman, with Civil Engineering Consultants, said they are the City Engineers for Sunset City. He explained the bid opening was held last Wednesday. There were five respondents to the bid request to construct the ADA ramps for the Community Development Block Grant. He read the bids: Leon Poulsen Construction - \$151,194.50, Romero Brothers - \$167,235.00, Advanced Paving - \$172,390.00, Consolidated Paving - \$188,240.00 and March Construction - \$206,775.50. Leon Poulsen Construction had the lowest bid, so they checked the bid eligibility with the CDBG and State of Utah people and they are eligible. He recommended the bid be awarded to Leon Poulsen Construction at \$151,194.50.

Mayor Gotchy asked why the bids varied so greatly. Mr. Freeman said it depended on the company; some are hungrier than others. They are very comfortable with Leon Poulsen Construction Company's work. They did the all the ADA ramps at the State Capitol Building and they have been doing a wonderful job for Clearfield City.

Council Member Furniss said the low bidder who did the construction for the North Davis Sewer plant came in with a change order worth several thousand dollars. He asked if Mr. Freeman was confident Leon Poulsen Construction would not do that. Mr. Freeman explained their bid request estimate process and said change orders are usually for underground work that was not anticipated. There won't be any underground work in this project. Council Member Furniss commented this project will be paid with a CDBG federal grant; not with City funds. Mr. Freeman advised Public Works Director Hennessee applied for that grant.

Council Member Bridges made a motion to award the bid to Leon Poulsen Construction in the amount of \$151,194.50. Council Member Carlson seconded the motion. The motion passed unanimously.

3. **Citizen Corps presentation:** Heidi Blaylock said the National Citizens Corp website stated that in 2007 a volunteer was worth \$19.51 per hour. Sunset citizens, in the area of emergency preparedness, have volunteered a total of 2,334 hours in the last year and a half, which amounts to \$45,453. The Citizen Corps Program is a way citizens can volunteer to help respond in disasters. This program was set up by the President of the United States shortly after September 11, 2001. Today there are nearly 1 million Citizen Corps volunteers, some of which reside in Sunset. With the help of a slide presentation, she gave the Council an idea of how important volunteers are in regards to emergency preparedness. Sunset has eight districts broken up into smaller sub-districts. Some of the Citizen Corps Council's responsibilities are to develop strategic plans for the community, focus on public education, organize events and get citizens involved. The Citizen Corps benefits the community and the emergency responders by training and preparing residents to help others in a crisis. This allows first responders to address the most critical needs first.

Mrs. Blaylock reported the Utah Commission on Volunteers offers a \$1,000 grant to help with Citizen Corps programs. To apply for the grant, they need the application signed by Mayor Gotchy, Chief Coker as the Emergency Program Manager and herself as the Citizen Corps Council Chair. They all signed it.

Kathy Gittins reported the Sunset City Citizen Corps program became a part of the nationally recognized Citizen Corps in November 2007 by helping to search for a missing child, helping patrol the fireworks area, had an information booth at Fun Days and talking with people in the community. They have organized a CERT committee with Angela White as the Chair, started up CERT review classes and have held the first annual neighborhood barbeques. They will begin developing the USA on Watch program, which is a neighborhood watch program, organize an appoint district and sub-district coordinators, develop a phone tree within each district and recruit as many citizens as possible. They are also looking for ways to get the business community more involved in emergency preparedness.

Mayor Gotchy applauded the Citizen Corps for going way out of their way to help the community and encouraged anyone who can to get involved.

4. **Discuss employee wages:** Mayor Gotchy said they would be talking about the wages of the employees, particularly the police officers, and he can see the support in the audience. He advised when he was running for office, some of the concerns he heard were about police officers leaving Sunset to go to another City because of pay. He believes it would be cheaper to give the officers a raise than to keep training new ones. He hoped the Council could see the citizens are concerned enough to be here in support of the officers and nothing has been said in the negative.

Council Member Furniss said he has been a resident of Sunset for 11 years interacting with the police officers. He deals with law enforcement almost daily with his assignment for the LDS Church and he knows what the officers go through. A few months ago, he was in the hospital visiting his father when Officers Jamison and Higdon had brought a big guy in for assaulting someone. The residents cannot be naïve about crime happening in Sunset. If people do have that impression, it is a great compliment to the officers because they are keeping crime down and making residents feel safe. He thanked Treasurer/Office Manager Youngdell for all the time she has put in helping him with a wage survey. The City wouldn't run without her and the office staff. He advised the information he was going to report was public record. They compared Sunset's employee wages with surrounding cities. Sunset City Chief of Police with 21 years of service makes \$35.21 per hour, Clearfield's Chief makes \$49.12 and Roy's makes \$48.73. Sunset Lt. Valdez makes \$28.96 per hour and he could make almost \$35.00 in Clearfield or about \$40.00 in Clinton. Sgt. Bruce Arbogast is paid \$7.00 less than a Sergeant in Clearfield. Officer Duane Arbogast, a PO2, makes \$17.89, a \$3.00 difference from Clearfield. Cpl. Jamison makes \$23.00 per hour. If he would go to Clearfield, he would make \$30.00 per hour. Officer Kirby makes \$17.00 per hour and could make \$3.00 more in Clinton. Public Works Director Hennessee's counterparts make about \$10.00 per hour more. Sunset has a problem with the employee wages and he believes they have waited too long to bring them up to speed. It is easy on the budget to do it a little each year. He said the taxes have stayed about the same and the City's costs have gone up each year. He is not proposing raising taxes, but they need to look at small increments more often. There was a small property tax increase last year and he remembers the audience in an uproar over a couple of dollars. He is a tax paying citizen and he would sacrifice his political career to say maybe they need to assess a dollar more per resident on property taxes so they can pay the employees more. They have to do something. Almost \$100,000 has been budgeted for new restrooms and a bowery facility at John G. White North Park and he believes that is too much; the money should go to the officers. He admitted they need a better restroom facility, but not a \$100,000 facility. They need a few thousand dollars to make it ADA compliant and usable, but he does not want to spend \$100,000 when there are employees in the City who are not making the wages they should be. He believes they can raise wages without raising taxes. He said he realizes they can't raise the officers' wages to make them comparable all at once, but knows they need to do something. They gave the employees a 4% COLA this year and he would like to do more. He believes they also need to be more proactive with the tax structure; raise it a little at a time rather than all at once.

Council Member Bridges asked Treasurer/Office Manager Youngdell if she also received other cities' insurance package to compare with Sunset's. Treasurer/Office Manager Youngdell said she did not, but she knows Clinton City pays 100% of the employees' insurance and Clearfield

pays about 80% of their family plan. She only had a couple days to pull this information together and has not gotten everything yet.

Council Member Chapman asked Treasurer/Office Manager Youngdell what retired in place meant. Treasurer/Office Manager Youngdell replied it means a person can retire and keep their position with the City.

Council Member Furniss said he talked a lot about the Police Department, but Sunset's City Recorder would make \$3.00 more in Roy and almost \$10.00 more in Syracuse. The Court Clerk makes \$14.00 per hour, Clearfield is paying theirs \$20.00 per hour and Clinton's is making \$22.00 per hour. The Fire Chief makes \$494.00 every two weeks. The fire fighters make \$6.81 per hour and they don't do it for the money, but they need to be compensated more than what they are. The Assistant Fire Chief makes \$282.00 every two weeks. He believes it is a little premature tonight to approve anything, but he believes a motion should be made to open the budget and discuss where the money can come from.

Council Member Carlson thanked Council Member Furniss for the work he has been doing on this wage survey and said he really appreciates the City employees. He related a story from when he first moved into Sunset and said he was treated very courteously and welcomed into the City by a police officer. He has always wanted to raise the police officers' wages and wants to direct the extra money that is going elsewhere to the Police Department. In the past the budget has had to be squeezed and cut, but if the residents are open to maybe sacrificing a little they may be able to give some raises.

Council Member Furniss made a motion to open the budget and review it to see where money for raises might come from. Council Member Carlson seconded the motion. The motion passed unanimously.

- 5. Discuss Development Review Committee and the impact fee schedule regarding Falcon Hill:** Council Member Furniss explained what MIDA is for those who didn't know. It stands for Military Installation Development Authority. The Board is working on the development happening on the east side of I-15, which is about 500 acres of commercial land. When Falcon Hill becomes a reality, Sunset will have a lot of money to be able to do the things that need to be done. The MIDA meetings are public meetings and are held on the first Tuesday of each month at 9:00 a.m. at the Entrepreneurial Center of the Davis Applied Technology Center. He invited anyone who wanted to attend to do so because Sunset needs more representation. Resolutions 11 through 17 were passed by MIDA, most of which were basic, but when he got to Resolution 12 he was surprised. He read that resolution, which adopted a building permit fee schedule to be applied to construction within any project area of the Military Installation Development Authority (MIDA). Council Member Furniss said he did not receive a copy of the fee schedule and there has been some interaction that has him concerned. He wondered why Sunset was not involved in the fee process. They will break ground on October 10th for the first building. When a building is built, there are other fees than building permits such as for connecting to the water and sewer. He questioned them on who would receive the money and said he understood there has not been an agreement between cities of how the money will be disbursed. The Board then chose to table that resolution. He believes it was strategic because all the Council Members were at the Utah League of Cities and Towns and he believes they wanted to pass the fee schedule

while he was not there. A discussion was brought up in the meeting of a road that will start where the Clearfield gate is and will curve around to where the new building will be. The Chair looked at Clearfield Mayor Wood and said it would be a Clearfield dedicated road. Council Member Furniss said it was his understanding that those things had not been discussed yet and was told they had. Sunset needs to have a better voice with MIDA. Council Member Carlson has been appointed to be a representative for Sunset on the Development Review Committee, which is to MIDA like a Planning Commission is to a Council, an advisory board. He summarized the rest of the resolutions. He said he has been very vocal to MIDA about not having a vote on the Board. He believes they need to contact Senator Greiner, Senator Kilpack and Representative Ray about opening up the legislation that created MIDA and appoint Sunset to that Board. He will be asking for the help of Lincoln Schurtz, the lobbyist for the Utah League of Cities and Towns. He asked the residents to email or write the representatives. They want this to work, but Sunset needs a vote. He commended Brent Andrews for attending the meetings he has been to.

6. Discuss planning for future location of Public Works building and Fire Department:

Council Member Chapman said this came about because it seems the new administration is re-inventing the wheel and he would like to hear what has been discussed in the past with the prior Councils. When 1800 North is widened and the railroad overpass is put in, they will affect the Public Works Buildings and Fire Station. He turned the time over to Chad Bangerter and Max Hill.

Mr. Bangerter said he got involved with politics because he opened a business in the City and he wanted to share what was important to him as a business owner. He noticed Sunset does not have a paid administrator that will continue with projects when the legislative body changes. Prior to him serving on the Council as Economic Development Director, Max Hill filled the position. He turned the time over to Mr. Hill.

Mr. Hill said he was glad to hear Council Member Furniss say the City would receive a lot of money from Falcon Hill because it takes a lot of money for economic development. He advised he has been a resident for over 50 years and was a Council Member for five years. His responsibility was economic development and he had the advantage of being retired at the time, so he could put a lot of time into it. He applauded Council Member Furniss for the time he has spent on Falcon Hill. Sunset's problem is that it has no place to grow with the exception of Falcon Hill. Now it has to upgrade. When he was Economic Director there were only a couple of areas left to be built on. He was lucky to bring Sierra R.V. and Landmark Motors and he named some other businesses he helped to locate in Sunset. There were some others that didn't work so well. A company from Georgia wanted to build several retail shops on the land the City Building is now sitting on. In order to do that, the City Offices would have needed to expand where it was. They made a deal with 7-11 to use the lot behind their store to build a 7,000 square foot, two-story building on. That would have been enough room for the Fire Station below and Administration above. The reason all that did not work was the City was going to require the Georgia company to build a 10 foot high rock fence all along the northern border of the property and that was too cost prohibitive for them. For a city to prosper it must continue to expand or modernize. Sunset is at a disadvantage because it does not have the full-time economic development staff like Clearfield and Roy does. The City needs a full-time Economic Development person because that person will protect the interests of the City and will help

modernize it. He feels economic development is too much for one Council Member to do. When he was on the Council, there was a lot of grant money out there. The Department Heads do a great job obtaining grants, but there is a tremendous amount out there and he believes an Economic Development Director would pay for his/her own salary writing those grants. Falcon Hill will be a great thing, but Sunset has to do something within the City itself. Council Member Bridges commented Max Hill did as much for the City in his Council years as anyone has done in all the years before him. He brought in some real revenue for the City.

Mr. Bangerter said he asked Mr. Hill to come because if the past is not learned from, a person will just keep doing the same thing over again. He read a letter from Mr. Hill dated 1999 stating what he felt should happen in the City. Most of the items have since been realized. He handed City maps out to the Mayor and Council in which he had colored the areas that could be developed or re-developed. He had tried to get Kier Corporation to develop some property, but that didn't work out. He then tried an RDA, but that option was closed before he could get it going. They were able to purchase some properties on Main Street for further development of the City. He pointed out the area north of Sunset Square, where Sunset owns some of the spaces. He reported the possibilities of expanding the commercial district, placing the public works building on it, purchasing the other properties, etc. and said someone should be working on those things. Council Member Furniss is very involved in Falcon Hill and commended him for what he has accomplished. He always thought the City should hire an Economic Director, either full or part time, to work on these projects. He pointed out the two properties the City purchased on Main Street and said that will take more investment to have something work for a developer. Below Central Park there is a volleyball court and basketball court. There is some potential of purchasing some properties along there. A while ago, Public Works Director Hennessee had drawn up a plan of putting in patio homes on the land behind the City Building. They had a realtor submit a bid on what it would cost for him to do that, but the bid was way too high. If not doing something like that, the Fire and Public Works Departments could be moved into there. They had talked about the Winegar's area and it has a huge potential, but they want a lot of money for that property. Grant money is extremely important for any of this. When he was on the Council, his biggest concern was Sunset's image and making sure people knew where it was located. He asked the Council to keep billboards in mind because they generate a lot of money and, if the City owns any property on the east side of I-15, some of it could be used for leasing billboards. There has also been an issue with covering the canal. He ended by saying he just wanted to pass on his knowledge.

Council Member Furniss commented the agenda item was to discuss where they were going to put the public works and fire buildings and he did not hear any of that during this discussion. He asked what Mr. Bangerter was recommending. Mr. Bangerter said the map shows his opinion of where the potential locations are. Most of those places would be expensive because the land would have to be purchased. He believes the only viable option is to use the land behind the City Building that the City already owns. He is not saying to do that or not to do that; just to be careful what they do with the property. He answered Council Member Furniss that he does not have the answer, but said it does need to be planned for.

Council Member Chapman said this is just the beginning stage and he wanted to know what had been thought of and discussed so they didn't reinvent the wheel. That is why he asked Mr.

Bangerter and Mr. Hill to share what they had done. Mayor Gotchy thanked Mr. Bangerter and Mr. Hill for their time.

Council Member Furniss said every indication he has received is that the widening of 1800 North will go north, so the Fire Department may be safe, other than being outdated. The other issue is how much of the public works will have to be moved. He agreed with Council Member Chapman that funds need to be put aside for a relocation project. Council Member Bridges said it is inevitable that the public works buildings will be affected because there will be an overpass over the railroad tracks. He believes that will come sooner than the I-15 interchange, so they need to be seriously thinking about where the public works buildings will be relocated. Council Member Furniss said there has been some criticism of his focus on MIDA and the West Side Development. He envisions spill over onto the west side of I-15 when Falcon Hill booms. Whenever there is a solid commercial anchor, there is big expansion. It has been said Sunset does not have the land to bring in the anchor, but there is 500 acres on the east side of I-15. Bruce Evans, the Enhanced Use Lease Manager for HAFB, said if he had friends who wanted to buy land he would tell them to buy in Sunset because the employees of those businesses will need homes and those homes will be high end homes. When 10,000 jobs are made available through Falcon Hill, restaurants and other businesses will come. Mr. Bangerter said he didn't mean to criticize what Council Member Furniss was doing, but just reminding him of what he had been trying to do when he was a Council Member. Council Member Furniss said he appreciates some of what Mr. Bangerter has done, but disagrees with some of them. He does not believe that a \$100,000 skate park or spending \$300,000 to purchase homes were in the best interest of the City. If Mr. Bangerter does not feel this administration is going in the same direction that the previous one was, it is because they have different opinions.

Brent Andrews commented that he attended a couple of MIDA meetings and he was the only person there from Sunset and the only resident. Everyone else represented the contractor or MIDA. He believes the only reason Falcon Hill screwed Sunset out of anything in that development is because there is no interchange on I-15. From what he has seen, it looks like the money from the development will go back to MIDA for a few years, then it will come to the cities. Sunset needs to be careful their voice is heard.

Mayor Gotchy said the project is moving faster than anyone thought it would. What was 15 years out for development in the Sunset area could be built in two years. That will also move up the I-15 interchange in Sunset. Things are moving rapidly and he is concerned about the things that are happening that Sunset does not know about until after the fact. Council Member Carlson clarified Sunset's involvement early on in the project. Long before MIDA was created, the Utah Defense Alliance tried to put this project together and he and Mr. Bangerter attended their meetings. The project fell through, then the State heard about it and did not want it to fail. That is when the legislators created MIDA and put a lot of money into it to make it work. He just wanted to give a little history about what happened. He informed Mr. Andrews that the meeting he attended was a special meeting, not a regular one, and their schedules did not allow them to attend it and he does not know what other meeting he had talked about. He assured everyone they were actively involved in the MIDA meetings.

- 7. Council Member reports and general information:** Council Member Chapman thanked everyone for attending this meeting and asked them to come out for every meeting. He sees they

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have two issues on the table right now; figuring out where to move the public works and fire buildings and how to provide for the City employees. He is not talking about just the Police Department, but all departments. Talking about putting your life on the line, he asked the audience to think about the amount of money that gets taken in through the office. They have no defense against anyone there. They put their lives on the line as much as the police officers or fire fighters do when dealing with angry people who have had their water shut off. He reported he attended a round table discussion of the Youth City Council that was very productive. He asked when the component that was removed from the skate park will be put back in. Mayor Gotchy said the last he heard, Director Hennessee said he was ready to put the component back in after two weeks, then the garbage got bad again. Council Member Chapman said he has a problem with the amount of money being spent to have the public works employees take out and put back the component. He does not know what the answer is to replace that, but the skate park is good for the kids because the parents know where their kids are. He doesn't know if the City is spending too much time picking up garbage, but the garbage is also bad after Fun Days and it still comes back every year. Mayor Gotchy said they are not penalizing the youth; they are holding them responsible. If they don't do something to show they are serious, it will just keep getting worse and worse.

Council Member Furniss advised the City still has a City clean up, but it has changed. If a resident and four of their neighbors want a dumpster brought to their neighborhood, they can fill out a form and one will be brought, left for a time and picked up at no charge. He spoke about remembering when 9-11 happened. He was at work and couldn't leave to help his family. It is people like the Blaylocks and others that will help his family if it is ever needed. He commended them for becoming involved. He said when he was talking about the employee wages, he failed to mention the Recreation Supervisor, who makes \$15.00 and whose counterparts make \$25.00 per hour. He mentioned the Governor's Office is pushing the I-15 interchange.

Council Member Carlson said he has noticed an improvement about the garbage at the skate park and was thinking along the same lines as Council Member Chapman. He asked Recorder Hale if they needed to have the Citizen Corps resolution that was passed tonight done with a motion. Recorder Hale replied it is not an actual resolution, but basically a grant application. Council Member Carlson summarized a letter he received from a resident who stated they have lived here for 15 years and adopted two dogs that are neutered, trained and licensed. They take them for walks on their leashes and have been harassed by some people who didn't want her walking her dogs past their houses and urinating on their bushes. She was cleaning up some feces her dog had spent, when one man came out swearing at her. It disturbs him that some people would treat other people that way. He asked that people be aware of each other and treat each other better. He asked that the Mayor and all the Council Members participate in the "Walk to School Program" because the kids really appreciate it.

Council Member Bridges thanked the CERT people for all they do and hoped the citizens are appreciative of all the time they spend to be trained and certified to help in emergencies. He thanked the police and fire departments as well.

Fire Chief Coker reported that this Saturday the Citizens Corp would be putting on an Emergency Preparedness and Safety Fair from 3:00 to 6:00 p.m. The Fire Department Open House will be held on October 2nd from 6:00 to 9:00 p.m.

Recreation Supervisor Gold stated flag football was going on and she had teamed up with Clearfield, Riverdale, South Ogden and South Weber. They have had a really good response. She is considering holding a flag football program in the spring just for Sunset residents. She reminded the Mayor, Council, Police and Fire that the Doxey Elementary Student of the Month Lunch would be held in the Sunset Room tomorrow at about 11:50 a.m. and there will be about 20 kids. She also reminded the Mayor and Council to be at Central Park to cook for the Volunteer Barbeque. She said Aranda's is teaming with Sunset to provide karate and cheering classes. Sunset residents will receive \$10.00 off the regular price. Mr. Aranda also offered the use of his building for the 1st and 2nd grade Jr. Jazz program. She reminded everyone that the City Employees Summer Party will be tomorrow at 6:00 p.m.

Police Chief Eborn thanked all those who came out in support of the City employees. It is nice to know there are those who support them. The Sunset Police Department is unique. It has eight officers, six of which work in this City because they have ties to it. Chief Eborn said he grew up here, Lt. Valdez lived and attended elementary school here, Sgt. Arbogast and Officer Arbogast grew up here, Cpl. Garcia attended elementary school here and his parents still live here and Cpl. Jamison lived just across the tracks and attended Sunset schools. He gave an example of the benefits of that familiarity. When the Davis County Strike Force was going to bust a drug lab in a home in Sunset they did not know the layout of the home. Chief Eborn attended the meeting and knows the house very well, having been in it often throughout the years and that helped them immensely. He knows the City is not intentionally penalizing the long term employees and he thanked the Council for taking the time to consider the issue.

Sandy Eborn said she is the wife of Chief Eborn and she works in another City that has 32 police officers, none of which are as loyal as the Sunset officers. When she hears people say nothing ever happens in Sunset, she cringes because she sees the incident logs in the other City and Sunset's. Sometimes, the Sunset Police Department has as many incidents in a night as the other City has. Sunset only has one, sometimes two, officers on duty where the other city has five. She also appreciates the Council's consideration on this issue.

Mayor Gotchy notified everyone the Planning Commission will be holding a public hearing on September 18th at 6:30 p.m. on the general plan. He asked that everyone keep Council Member Budge in their prayers and thoughts. He thanked the audience for their attendance and support.

Council Member Furniss made a motion to adjourn. Council Member Chapman seconded the motion. The motion passed unanimously.

The meeting adjourned at 8:50 p.m.

These minutes have been read and approved at the regular City Council meeting held **October 7, 2008.**

Dan Gotchy, Mayor

Susan R. Hale, Recorder