

**SANTA CLARA CITY COUNCIL WORK MEETING  
WEDNESDAY, APRIL 1ST, 2015  
MINUTES**

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Work Meeting on Wednesday, April 1<sup>st</sup>, 2015 at 5:00 p.m. in the City Council Chambers of the Town Hall at 2603 Santa Clara Drive, Santa Clara, Utah.

Notice of the time, place and agenda of the meeting was provided to the Spectrum and to each member of the governing body by emailing a copy of the Notice and Agenda to the Spectrum and also, along with any packet information, to the mayor and each council member, at least two days before the meeting.

Present: Mayor Rick Rosenberg  
Council Members: David Whitehead, Jerry Amundsen, Ken Sizemore, Mary Jo (Tode) Hafen,  
Admin Director: Brock Jacobsen  
Recorder: Lisa Bundy

Others Present: Jack Taylor, Public Works Director; Brad Hays, Parks Director; Corey Bundy, Building Official; Dan Nelson, Fire Chief; Rich Rogers, Police Captain;

1. **Call to Order**: Mayor Rosenberg called the meeting to order at 5:03 p.m. and excused Councilmen Herb Basso, he is out of town.

2. **Working Agenda**:

**A. General Business:**

1. Discussion on "Days of 47". Presented by Rick Neilson.

- Rick Neilson stated he was here at the invitation of the Mayor and the request of the governor. It was requested the "Days of 47" be extended across the State. There are seven members of the committee including himself. They would like to have this be a countywide event where each City will host an event or activity; he suggested Santa Clara host an event. They brought in three new events to help the cities in the county. There is a first prize of \$10,000 for those who win. The Osmond family approached them and asked to bring their Pioneer Celebration Program to Washington County for next year. They gave a cost breakdown at the last Mayor's meeting and suggested all the cities consider participating. They use local talent only. They will utilize between 150-200 local kids ages 3-19 for the program and provide costumes, fireworks, etc. Washington City has pledged close to \$15,000. Mayor Pike indicated they would try to match that amount. Springdale has stated they would participate. The donation does not need to be a cash donation; it can be an in kind donation, for 2016. For this year, they are asking to consider to contribution to one of the events.
- Tode Hafen asked if this year would just be one event in one City.

- Rick commented the goal is to make this the huge event of Washington County for the year. The activities will be held at the Washington's Veterans Park and will last the entire week, not just one day. Next year they are considering hosting the venue at the Staheli Farm.
- David Whitehead asked if they are looking for a donation to have the City sponsor an event for this year.
- Rick confirmed they are seeking for help this year and for the next year.
- Tode asked if the heat affects the turn out.
- Rick commented they are trying to keep the costs at a minimum and the prizes better to make families want to come enjoy the venue.
- Ken Sizemore asked if all the board members are Washington City residents.
- Rick commented they are right now but invited anyone who is interested in joining to please do so.
- Ken noted if we want to make this countywide by hosting a Junior Rodeo, the Sunbowl is the place to do it. If we would like to host horse racing, the fairgrounds would be the best place as well. He suggested using all facilities in the county to really make it countywide. He would like to use the Tuacahn Presentation Utah back for a reprise. They would be a great addition.
- Rick commented they are welcome to any new ideas and have no limitations to what can be done.
- Ken commented Pine Valley does a 24<sup>th</sup> of July celebration every year. He asked if there could be an affiliation with them or if it needs to be strictly with Washington City.
- Rick commented they would like to include as many cities as possible. It was typically only Washington City because they were the only City that held a 24<sup>th</sup> of July Celebration. They advertise the events and promote the City event in all their marketing materials. They just got their website going at [daysof47.com](http://daysof47.com).
- Mayor Rosenberg thanked Rick for his time and will keep in contact with him.

Jerry Amundsen left the meeting at 5:25 p.m.

## 2. Discussion on Lights and new development in the heights.

- Jack Taylor discussed Mayor Hart's comments regarding lighting and the Ivin's City Ordinance. Harmon's will follow the low-lighting guidelines to protect the night sky. There will be lit signs on the store but won't be very bright. It will all meet our ordinance. Jack is seeking guidance from Council on which lights they would like to use. Currently, the City uses the same lighting throughout the City so we keep consistency.
- Mayor Rosenberg asked if there was something in the existing Ordinance that would need to change.
- Jack commented there isn't anything in the Ordinance that would need to change.
- David Whitehead commented he has received comments in favor of both styles of lighting. Some residents feel the acorn lights are too bright where others feel the low-lighting lights make the streets too dark.
- Jack commented he talked to Officer Bannon and it appears the darker streets have more crime.

- Rich Rogers commented there isn't more crime in those areas, but rather the complaint comes from a resident stating the streets are too dark. The perception is if the streets weren't so dark, the crime wouldn't take place.
- Mayor Rosenberg commented he gets complaints where people would like streetlights added to brighten the street.
- Tode Hafen asked if there are any types of lighting that would accommodate both types of complaints.
- Jack stated there are acorn lights that provide a shield, but there will still be light shining into people's homes across the street. The City has tried to accommodate people's requests for more streetlights and have even built shields for some residents.
- David Whitehead asked if the lights could be ordered with a shield on the top to protect the night sky.
- Jack stated he would talk to Gary to see if the lights we are ordering come with the shield already on top.
- Mayor Rosenberg commented he would like to look at the commercial developments first. We may not need to change out the residential lights but it would be worth checking.
- Mayor, Council and Staff discussed going and looking at the lighting in the City to decide what the options could be.
- Jack commented he would work on the commercial lighting and check the residential acorn lights for a top or side shield.
- Ken Sizemore would like a letter mailed to the Ivin's Mayor to let him know we are working on the lighting situation.
- Mayor, Council and Jack discussed the storm drain runoff issue coming from Ivin's City.

### 3. Discussion on Solar Panels by Jack Taylor, Public Works Director.

- Jack Taylor discussed the Solar Panels in Santa Clara. We currently have 11 or 12 solar panels in Santa Clara. Jack is concerned because some of the residents are only paying minimal power bills and are minimizing our load. As a City, we have purchased resources to cover the load as well as cover the transformers and capacitors to manage the power. When it rains or has cloud cover, the City has to pick up the load 100%. The City has to have enough resource to cover the load at any time, but the load becomes inconsistent.
- Jack talked to Kelly with Washington City about their policy for Solar. Dave will have the residents come in and talk to the residents inquiring about installing solar. He notifies them the contract can change within 30 days. They know what they are getting in to with the City before they install it. Jack talked to a resident thinking of installing solar as well.
- Jack is thinking of setting a wholesale rate for the residents using solar power. The City still collects revenue and the residents still benefit from their solar. UAMPS is working on a new contract to present next month.
- Jack noted there resident still wanted to install the solar but understood the rate structure could be changed.
- Corey commented he just came back from an energy conference. The federal government is pushing a net-zero housing by 2030. They are looking for ground-source

heat, solar and other options to be more energy efficient. Corey noted with the federal and state incentives, residents would be looking to go solar.

- David Whitehead commented he looked into solar and found it would take 12 years to get a return on this investment but felt it was something still worth investing when it has a 25-year lifespan. Tesla just came out with a new battery for homes that will be ready to ship in 4-6 months. It will offer homeowners a way to store power for future use.

- Jack commented the residents currently using solar in our City haven't produced enough power yet to cover the power usage of the home. In summer months, it won't even be close. Jack noted in other cities in California, there are so many people using solar that the load drops way low when the sun is shining, but if a cloud cover passes, the load shoots up almost too fast for the transformers to handle. It can create an imbalance on the circuits. The study alone can cost \$100,000 to determine how much solar you can handle on each circuit.

Jack is looking for direction from Council to know how to approach the solar power situation within Santa Clara.

- Ken Sizemore commented we need to be able to manage our system effectively and efficiently while at the same time realize this trend will continue and the use of solar panels will become more used amongst our residents.

- Jack commented Harmon's asked to put solar panel on the top of their new store. They wanted to have up to 25% of their load in solar but our ordinance allows 15%.

- Council and Jack discussed possible using the wholesale rate for power and seeing what other cities are doing.

- Jack asked if we wanted to put a moratorium on solar until we can figure out a resolution.

- Jack stated at the MPO meeting today, the City was approved for the \$100,000 for the road project. He also gave the new Rate Study to Council members to read and study for input before it gets presented. The same company is doing Washington City's and Hurricane's rate study. Hurricane is looking at a 3% increase; Washington is a 5-6% increase over the next couple of years. Our increase is 6.9% for 2016, 6.9% for 2017, 3.9% for 2018, 3.9% for 2019 and 3% for 2020. The majority of this increase is from transmission rates from Utah Power and Light.

- Jack and Council discussed the upcoming power issues with nuclear and transmission costs and rates. There are risks when you enter into a new nuclear plant. There are advantages to being in early as well.

- Jack gave some examples of utility bills in Santa Clara. He noted most bills in Santa Clara are about \$105-\$124 per month. Some of the bigger homes are \$540 with a pool, etc.

- Tode Hafen asked how we compare to other cities.

- Jack commented there is a comparison chart online.

- Brock commented the last time we raised rate was in 2010 or 2011 and it was the base rate that increased to \$17.50.

- Brock commented we need to keep our ratio below 1.25% or we violate the bond covenants.

- Ken Sizemore clarified we would be doing a step-tier system for rate increases for the next five years.

- Brock commented there was a step-tier system in place for the water but the power

just increased.

- Jack commented the company doing the rate study would like to come and present it to Council on April 29<sup>th</sup> at 5 p.m. It won't be an action, just a presentation and direction.

- David Whitehead asked if we can do something to accommodate those who use less energy not have as high of an increase.

- Jack commented most of our users are right in the mid to low range of kilowatt-hour usage. If it's a colder year, the City doesn't make enough revenue to cover the bond. When Jack first started with Santa Clara City, the cost of a megawatt hour was \$30. Today the cost is \$68 per megawatt hour, 6.8 cents per kilowatt-hour. We only charge the resident 8 cents per kilowatt-hour so we are only making a penny per kilowatt we sell to try and maintain the system and pay our bonds. Hurricane, Washington, St. George and Dixie Escalante are all looking at rate increases. He would like to get together with them to present something to the public about why the rates are increasing.

4. Update on Tentative Budget for FY2015\_16 by Edward Dickie, City Manager.

- Brock Jacobsen presented the Staff report for the update of the tentative budget.

- David Whitehead asked how much revenue the 5K produces during Swiss Days.

- Brock commented the last two Swiss Days we broke even on our registered runners. In previous years, it created more revenue. He believes the current cost of the 5K is around \$8,000.

- Mayor and Council discussed hosting a 5K for the Days of 47 and other possible events.

5. Report on the True-Grit event by Captain Rogers.

- Rich Rogers discussed the True-Grit Race. From the Police department standpoint he felt it went well. The road was closed for 12 minutes during the first pass and 16 minutes for the second pass. There was one bike accident in the South Hills that required a helicopter. Everything else seemed to go smoothly. A few negative comments regarding the beer garden were made because some people felt it was misrepresented from what was originally presented to Council for approval. It was thought the entire beer garden would be covered with a tent. Rich commented it benefited Public Safety though because there was no shade. Nobody wanted to stand in the sun so they spent the most time on the grass mingling away from the beer garden. The site was cleaned up afterward.

Rich stated they have a few ideas for improvement for next year's race. They would like to put mile markers along the trail just in case of an emergency. They would like to try and have some motorized vehicles to access the South Hills as well for quick response. There will be a need as more events come to Santa Clara. They would like to set up cones along Gates and Santa Clara Drive to help direct the bikers to know where to go.

Overall he felt it went really well. He felt it was low-key and the alcohol didn't cause any issues.

Rich stated the participants loved the event as well as Cimarron, the event coordinator.

- Ken Sizemore commented they needed more stations and water at those stations. He also commented he felt the beer garden was going to be completely covered with a tent.
- Tode Hafen commented her understanding was just the garden area would be tented.
- Council discussed suggesting the entire area to be tented next year to provide shade.

### **3. Staff Reports:**

#### Captain Rich Rogers

- Scott Bannon is no longer the Lieutenant. He is working for Santa Clara as the new Parks Sports Field Supervisor.
- All our reports and citations are normal. There have been a few more DUI arrests in the last few weeks.
- They recently put together a committee with each of the departments and a volunteer to try and involve the community in getting to know the police department and officers. They would like to host an event to get to know the officers; then donate the proceeds to a family in need. They would like the residents to get to know them on a personal level instead of always a negative experience.
  - Tode Hafen asked about the use of golf carts.
  - Rich commented he would move forward with it and report back as soon as possible.

#### Fire Chief Dan Nelson

- They burned early in the morning at the arboretum and got the majority of it done. There is still a little more to burn.
- They are continuing research on Jenkins Oil. It is an ongoing process.
- They now have five certified rescuers for Swift Water Operations and two instructors. They can now teach the whole department to be ready for when the water comes.
- They will be adding seasonal wildlife guys in 3 weeks.
- The River Project is done for the year.

#### Brad Hays

- Little League is in full swing. There are tournaments going each night.
- Brad thanked Dan and his crew for burning the arboretum.
- Brad thanked Dustin and Jack's crew for working on the trail on Cinder Circle. They hope to have it open by the end of next week for public use.
- During the visit to the South Hills for the shooting range, Mayor Rosenberg asked Staff to pull all the data for the South Hills to see where a good location would be for the range. Brad stated he has all the information now and asked Council when they would like it presented.
  - Mayor Rosenberg commented he would like to get it on the agenda as soon as possible before an accident happens.

#### Jack Taylor

- The BLM said they would be willing to do the RPP and develop the road in the South Hills for the shooting range. He stated the City can put it in the B&C Road Funds to improve and maintain the road. It wouldn't take a lot with the new track hoe. He feels the far west end is the only safe place to shoot. If the road were improved it wouldn't take long to get out there. They would like it established as soon as possible; the fear is someone is going to get killed.
  - Ken Sizemore commented he would like the crosswalk curbs painted red to keep cars from parking near the crosswalk.
  - Brad commented he was going to have it be an Eagle Scout project.
  - Ken commented people are seeing more cars parking in the sidewalks and making comments.

### Corey Bundy

- After the meeting on Thursday with Harmon's, they called and notified him they wouldn't be able to make the normal Planning Commission Meeting. Corey told them they could possibly do a Special Meeting.
- Riverbend is ready to develop. They are getting their excavation and grading permits.
- Corey talked to Roy Phillips about the Jenkin's Oil property. They said they were going to move some of the tanks and do some improvements. They were given a list of items that needed to be repaired to meet the commercial requirements but haven't met the requirements as of yet so they will be mailed a letter for compliance.
  - Ken Sizemore asked what the drilling rig is on Kent Frei's property by the High School.
  - Mayor commented they are doing some geotechnical work on the property for the Hillside Review Board.
  - Corey commented we are starting our 60-day notification schedule again. The City is required to advertise for three consecutive weeks. We will post new notices stating the 6 acres would be annexed in to Santa Clara.
  - Ken asked if Mayor Rosenberg was at the development review committee with Harmon's. He wanted to know if it is designed the same as what was approved before.
  - Mayor commented it is close to what was originally presented. The other changes were out on the street where they picked up the Allred property. The designs aren't final yet. Staff talked to them about screening, lighting, solar panels, etc. They are providing access to the adjacent properties as well as agreeing to Planning Commission's recommendations.
  - Ken asked if Mayor is ok with the trees in the parking lot.
  - Mayor commented he advised them to get with Brad regarding the trees and they agreed to meet the dark skies initiative. He is concerned about the north elevation. The building is a two-story building with a cooking school in the Southeast corner of the building. The employee smoking area has the best view on the site. They are also discussing putting in a small Ace Hardware store on one of the other pads. There are several options they are considering.

### Brock Jacobsen

- We need to try and find someone to do the City Council Minutes. Currently Bradi in the public works department is doing them, but with the load Jack has on her, we would like to find someone in-house. We pay about \$60 per meeting and there are about three meetings a month. Some minutes take longer than others. If Council is ok with finding someone in-house we will move forward.
- The League of Cities and Towns is next week; it starts Wednesday.
- Dan has been working on getting a grant to purchase a motorized vehicle through Firehouse Subs for use in the South Hills.
- The original purchase of cell towers we sold to AP Wireless didn't include the contract for T-Mobile. It is a yearly fee of \$4080. They have since come back and offered a 15-year and 30-year option to buy the last contract.
  - Mayor Rosenberg asked if it is a good deal.
  - Brock commented if we did the 15-year all up front it would be \$24,300; if we take it in 5 payments it would be \$27,250; and if we take the closing payment plus 10 additional payments we would get \$34,100. We would be giving up \$61,200, which is just over half of what we would be selling to them. If we go to the 30-year option, it is \$122,400 in rent they would be collecting. The all up front is \$32,000; the 5 payments is \$35,750; and the 10 additional payments is \$34,000.
  - Mayor Rosenberg asked Brock if he recommends the contract.
  - Brock commented if Council moves forward, he would recommend the 15-year.
  - David asked if the \$4080 per year wouldn't last.
  - Brock commented he is unsure of the market for cell towers. It would be hard to know if it will continue to pay out.
  - Mayor Rosenberg suggested this be an agenda item for further discussion.
  - Mayor and Council excused Ed Dickie for being absent and offered sincere condolences to him and his family for his loss.

**4. Adjournment:**

Meeting Adjourned at 7:11 p.m.

\_\_\_\_\_  
Chris Shelley – City Recorder

Date Approved: \_\_\_\_\_