

**SANTA CLARA CITY COUNCIL MEETING
WEDNESDAY, JANUARY 11, 2017
MINUTES**

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Regular Meeting on Wednesday, January 11, 2017 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: Herb Basso, Jerry Amundsen, Ken Sizemore, Jarett Waite
Assistant City Manager: Brock Jacobsen
City Recorder: Chris Shelley

Others Present: Jack Taylor, Public Works Director; Corey Bundy, Building Official; Brad Hayes, Parks Director; Dan Nelson, Fire Chief; Bob Nicholson, City Planner; Matt Ence, City Attorney; Ann Evans; Carson; Treyson Kelsch; Caden Morris; Isaac Awerkamp; Casen Painter; Will Nadauld; Heidi Awerkamp; Sherrie Slater, Troop 1806; Josh McKell, The Trust; Brent Oakeson, The Trust; Skyler Lawrence; Jared Bates; Lance Rigby; Rex Oliver; Scott Lawsen; Shanell Carter Jensen

1. **Call to Order:** Mayor Rosenberg called the meeting to order at 5:03 p.m.

2. **Opening Ceremony:**

- Pledge of Allegiance: Isaac Awerkamp, Boy Scout Troop 1806
- Opening Comments: Casen Painter, Boy Scout Troop 1806

- Councilwoman Mary Jo (Tode) Hafen was excused from the meeting.

3. **Communications and Appearances:**

A. General Citizen Communications:

1. Mayor Rosenberg asked the Boy Scouts to introduce themselves: From Troop 1806 - Casen Painter who asked the City Council how much recycling has gone up since the City introduced the Blu Can. Jerry Amundsen said it has increased a lot and he could get that information and put it on the website. Isaac Awerkamp, Tenderfoot; Will Nadauld, Tenderfoot; Trey Kelsch; Caden Morris, Scout Rank; Sherrie Slater, 648 Sweet Spring, Scout Leader asked the Council about the common area of land on Country Lane and if the City can put it in their maintenance so it looks beautiful, like the rest of the City. Mayor Rosenberg said that the piece was plated as common area. It was done that way

so the lots wouldn't double front. He said there have been several discussions with the City historically about the City taking that piece over. There is a little hesitancy on the City's part because it doesn't provide a big enough space to be a recreational amenity or a park; it's just a beautification project. He said that Brad Hays, who is the Park Director, would be the one assuming the maintenance of this lot. He said that if Brad came to the Council with a plan that the Council felt like they could afford and Council thought it would be a good idea, that would be the process. It would start there. The City would need to define what we would do with it and how would it benefit the public.

4. Working Agenda:

A. Public Hearing(s): 5:00

1. The purpose of the hearing is to receive input from the public on the Issuance and Sale of \$351,000 Aggregate Principal amount of Sales Tax Revenue Bonds, Series 2017; and related matters.

- Mayor Rosenberg said that this Sales Tax Revenue Bond is the bond that would repay the Community Impact Board loan that would pay for the City's 25% portion of the landslide stabilization costs. The City received a FEMA Grant to help acquire some properties that are being impacted by the landslide and to provide some stabilization efforts out there to improve the safety of the homes that are still up on top of the slide. The City is buying three homes that are most at risk. There are also an additional 25-26 homes in the adjacent area that are at risk if nothing is done. The City has been proactive. He said that the City received a 75% of the total cost grant from FEMA. The other 25% will have to come from the City to finance that. The City has received a low interest loan from the State Community Impact Board and this bond secures that. That's how it is financed.

5:13 p.m. Public Hearing Opened.

5: 13 p.m. Public Hearing Closed.

B. General Business:

1. Recognize Lance Allred for serving on the Economic Development Commission. Presented by Mayor Rosenberg.

- Mayor Rosenberg stated that they would like to recognize Lance Allred for the work he has done serving on the Economic Development Commission. This is carried over from a previous agenda. Lance is ill tonight. He asked the Mayor to go ahead and make the announcement. Mayor Rosenberg said there is a plaque for Lance and asked Herb Basso to present it to him and give him the City's thanks.

- Herb Basso said that Lance was involved on the Commission for a number of years and spent a lot of effort and time. He participated in helping the City get their Sign Ordinance and in helping attract business to Santa Clara.

- Mayor Rosenberg said that this was a volunteer position. He said he appreciates Lance and all the volunteers.

2. Trust Presentation. By Josh McKell

- Josh McKell stated that he is the representative from the Trust. He works directly with Brock Jacobsen and Ed Dickie from an Insurance and Coverage standpoint.

- Brent Oakeson stated that he works in the Loss Prevention Department of the Trust and he also works with Brock and Ed.

- Josh McKell thanked the City Council and said he appreciates the City and their participation in the Trust's safety programs and that the City has brought a strong performance to the pool as a whole over the last couple of years. He said the City has been rewarded back \$18,000 in the last year and that is partly due to the performance and the longevity that the City has with the Trust and also due to the City's participation in the Trust's safety programs. He also thanked the City for their example to this part of the State from a risk management safety culture standpoint. He said they met today with several Department Heads of the City and discuss further initiatives to improve safety with the employees, specifically with regards to worker's compensation. He appreciated how well it was received and the commitment they got to take the programs to the next level.

- Brent Oakeson presented the City with the Trust Accountability Program Award. He said that this was a job well done over this past year. He said that Ed, Brock and Chris worked hard to make sure the programs are in place and the documentation and paper work that went along with that. They did a great job in doing that. Part of this program is for the purpose of preventing loses, preventing claims, preventing injuries to employees and preventing liability issues. He thanked the City. He also presented the City with a check for a discount on the City's liability premium for \$3,370.10.

- Mayor Rosenberg thanked Ed Dickie, Brock Jacobsen and Chris Shelley and acknowledged that the burden falls on them to keep the paperwork and documentation up.

- Brock Jacobsen said that a lot of this falls to Chris. Chris is the deemed "Captain Safety". He said Chris does the majority of the work. She is the one who keeps the meetings going and submits the paperwork to the Trust. She should take the credit on that.

3. Consider proposed amendments to the Master Road Plan (an element of the City General Plan) to realign and add certain roads and approve Ordinance 2017-01. Presented by Bob Nicholson, City Planner.

- Corey Bundy said that the proposed change to the Master Transportation Plan on the Road Master Plan is proposed to align Patricia Drive with Manzoni Road and create a 4-way standard intersection rather than an offset intersection. With the development of Black Hawk Subdivision, it was realized that Patricia sort of dead ends in between two streets that are coming out and the distance wasn't adequate so he said they are proposing to put on the Master Plan a road that extends Patricia and lines it up with Tuscany. He showed a map and explained. He stated that the 4-way intersection on Claude Drive and Malaga Road; there's a dirt road that goes out to the Sunbrook maintenance shed and a proposed development down to the south and they realized that maintenance road doesn't

line up and it's not a 4-way stop. It's proposed to put on the Master Transportation Plan that little extension so that the property owners, if they decide to develop it will know that they need to do some road alignment to make it a 4-way intersection. He said it is also proposed to put a line in. There is no east and west road other than North Town in that whole section. Staff and Planning Commission agreed that there probably should be a road somewhere. It needs to be shown on the Master Plan so the City can provide some kind of circulation between those big areas by Harmon's.

- Mayor Rosenberg said that Flood Plain Map Division looked at several bridge locations, one of them in that general area to connect the areas.

- Corey Bundy said that they are trying to be proactive and get these roads on the Master Transportation Plan so that when developments come forward they'll realize that they need to be lining up. He said that when the Malaga Road was discussed in Staff, they realized that there is an irrigation line that goes from Vineyard that goes along the backside of Vineyard Estates through the easement and goes along the dirt road. He said there is a 60' by 60' triangle of land there that isn't good for anything besides landscaping its part of the lot and the owners aren't going to maintain it.

- Mayor Rosenberg asked if the owners would give that to the City.

- Corey Bundy said they would.

- Mayor Rosenberg said that the City should approach the owners on that. It would help in the future trying to make that intersection work. There is a big control box on that irrigation line right there and it will probably be pretty pricey to relocate in the future to turn it into anything.

- Corey Bundy said he could approach the property owners.

- Mayor Rosenberg said that if he's willing right now it would be good timing for the City to get it and sit on it for a while.

- Corey Bundy said it would be nice to get it, clean it up and maybe throw some gravel on it so it's not a weed patch. He said that Staff and Planning Commission recommend approval. This went through the Planning Commission and had a Public Hearing there.

- Jarett Waite asked where Patricia curves to line up.

- Corey Bundy showed the map and explained. He said that the majority of Patricia will stay in line and it will just swing over and line up.

- Jerry Amundsen said that this plan is mainly schematic and so whatever works with the developer, however he can get it to line up whether he makes the transition in the middle of the property or right at the end, whatever works better with his development, we need to make sure they line up for safety purposes.

- Ken Sizemore said that this recommendation goes on to the Ence property to make this change.

- Matt Ence, City Attorney, asked about a little gap on the south end of Old Farm Road where it doesn't quite connect up with the proposed local road. Is that going to be connected? Is it the intent that Old Farm Road be connected on the south end to that proposed local road? It's not showing in blue.

- Corey Bundy said yes.

- Mayor Rosenberg said that there is a portion of that road already dedicated.

- Corey Bundy said they need to extend the blue line up showing that it's not developed to show that connection. It's already been approved.

Motion to Approve the Amendment to the Master Road Plan (an element of the City General Plan) to realign and add certain roads and approve Ordinance 2017-01.

Motion by Ken Sizemore, seconded by Jerry Amundsen.

Voting Aye: Herb Basso, Ken Sizemore, Jerry Amundsen and Jarett Waite.

Voting Nay: None

Motion Carried.

4. Consider proposed Lot Split for Mountain America Credit Union, Preliminary & Final Plat. Presented by Bob Nicholson, City Planner.

- Corey Bundy said that Mountain America Credit Union would like to purchase a piece of property. It is one lot, one parcel. They would like to split it and do a Preliminary and Final Plat. The current zone is commercial. The acreage is 2.27 acres. It is located on the northwest corner of Rachel Drive and Pioneer Parkway. The number of lots will be 2. Skyler Lawrence is the contact person, Rosenberg and Associates is the Engineer on the project. The preliminary and final plat contains lots that are located as described and is just west of Harmon's. The two lots are approximately equal in size. This lot could process as a record of survey according to State Law which allows nine or few lots on existing dedicated streets to be approved under a plat exemption provided for as in State Code UCA 10-9a-605 however in this particular case when utility easements are required as part of the lot split it is usually easier or more efficient to record a plat which shows the lot split along with all the required easements. Also, in this case the applicant has been asked to align the driveway access off of Rachel Drive with the driveway into Harmon's, or offset the driveways by 150' or more. The location of the driveway may require a cross-access easement if the driveway is located on both lots as per the conceptual plan submitted to the City. The applicant has aligned the driveway access off of Rachel Drive with one of the driveways into Harmon's. They are providing a little easement so that when the lot to the north develops if somebody wants to turn in and access the lot to the north they will be able to do that through an easement. It was also discussed at Staff level that a 10-foot utility easement be installed around this plat before it's recorded. He said they don't have the design for the Credit Union yet but they may need some kind of easement down the center or along the church property line. The Planning Commission recommended approval of the preliminary and final plat of the lot split for the Credit Union.

- Jarett Waite asked if the City is adding that easement as part of this right now or is that going to be added in the future.

- Corey Bundy said he would like to add it now.

- Mayor Rosenberg said that he has a conflict of interest with this item and actually the next four items. The Engineering Firm where he works has worked on all of these.

- Corey Bundy said that Staff recommends approval.

Motion to Approve the Lot Split for Mountain America Credit Union, Preliminary Plat & Final Plat with the inclusion of easements around the property lines as described.

Motion by Jerry Amundsen, seconded by Jarett Waite.

Voting Aye: Ken Sizemore, Jerry Amundsen, Herb Basso and Jarett Waite.

Voting Nay: None

Motion Carried.

- Ken Sizemore asked what revenue benefit does the City accrue from a financial institution beyond property tax. Is there any other financial benefit as a community?
- Mayor Rosenberg said that he doesn't know if there are any special taxes. There is the property tax and the additional traffic that would come and benefit the commercial development.
- Ken Sizemore said just so that citizens know, there is not a lot of financial benefit that comes from a financial institution locating there.
- Mayor Rosenberg said that it does draw businesses to the area and makes it more convenient to the residents.

5. Request Approval of Final Plat for Pioneer Crossing Phase 4. Presented by Bob Nicholson, City Planner.

- Bob Nicholson said that this is the last phase of the Pioneer Crossing subdivision. There are five lots that back against Hwy 91. This is pretty straightforward. The main issue is that they need to finish the landscaping along Hwy 91. There are two tiers of retaining walls with landscaping in the middle. It's not installed yet; therefore, they should bond if it's not installed before recording the plat.
- Mayor Rosenberg asked if they have all their other improvements in.
- Bob Nicholson said yes, just that landscape. He said that the Planning Commission recommended approval.
- Jarett Waite said just to make note, there is no way to turn around there. There is no parking there.
- Mayor Rosenberg said they had some guest parking spread throughout it.
- Herb Basso asked if there was a regulation requirement for a truck on a dead end street to turn.
- Jack Taylor said it is less than 150 feet so it doesn't require a turnaround.

Motion to Approve the Final Plat for Pioneer Crossing Phase 4.

Motion by Jerry Amundsen, seconded by Herb Basso.

Voting Aye: Jerry Amundsen, Jarett Waite, Herb Basso and Ken Sizemore.

Voting Nay: None

Motion Carried.

6. Request Approval of Final Plat for Paradise Village at Zion Phase 6. Presented by Bob Nicholson, City Planner.

- Bob Nicholson said that this is in a Planned Development Residential Zone where short-term rentals have been approved. The Applicant is Merrill Properties, Brad Merrill is the representative and Jared Bates with Rosenberg Associates is the Engineer. This property has 7.9 acres and the density 4.1 units per acre. It borders on North Town Road to the north and adjacent to the proposed Hamblin Parkway. There are 32 units in the phase and it will become part of the Paradise Village at Zion project under the same HOA. They will share the amenities and public streets. There is a public trail easement along the south property line that is adjacent to the school district property. The developers

have been accommodating in granting the trail easement. The plat actually shows a 15-foot wide easement along the south property line. These units will back against North Town Road so there will be a privacy wall. This finishes the Paradise Village project. Planning Commission recommends approval.

- Ken Sizemore asked if there were any amenities in this phase.

- Mayor Rosenberg said yes that this is the one that has the water park type of amenity. It is connected to the existing project.

Motion to Approve the Final Plat for Paradise Village at Zion Phase 6.

Motion by Ken Sizemore, seconded by Jerry Amundsen.

Voting Aye: Herb Basso, Jarett Waite, Ken Sizemore and Jerry Amundsen.

Voting Nay: None

Motion Carried.

7. Consider Approval of Preliminary Plat for Ocotillo Springs Residential Development located South of North Town Road and East of 400 East Street on 9.06 acres. Presented by Bob Nicholson, City Planner.

- Bob Nicholson showed the plat to Council and stated that it is in a PD Residential Zone and is 9.0 acres. Scott Group is the Applicant, Lance Rigby is the Representative, Jared Bates with Rosenberg Associates is the project Engineer. The project borders 400 East on the west side and North Town Road to the north and is also adjacent to Hamblin Parkway. All three sides of the development are surrounded by public streets. There are 84 units. A few months ago Council did the PD zone approval and Council saw the renderings. It was red and gray and they changed that to two tons of green. The 84 units are two-story units, 18 buildings. There are 12 four-plexes and 6 six-plexes all of which have a two-car garage. The project has been approved for short-term rentals and also was recommended for approval for a small density bonus. The density on the project is 9.27 dwelling units per acre. The units range in size from about 2,357 square feet for the 3-bedroom/3-bath unit up to just over 3,000 square feet for the 4 or 5 bedroom units with 4 ½ baths. The amenities include a pool, clubhouse, volleyball court and two tennis or pickle ball courts. The roads in the interior are public streets. The access points are off of 400 East and North Town Road. The Planning Commission does recommend approval of the Preliminary Plat.

- Ken Sizemore said he has a question on the street cross section for the internal road. It has a 5-foot sidewalk on one side of the road. So there will only be sidewalk on that one side of the internal street?

- Bob Nicholson said that was correct.

- Mayor Rosenberg said that there is sidewalk all the way around the perimeter.

- Jarett Waite asked about how many cars can park in this development.

- Mayor Rosenberg said they have garages and the set back in the driveways as part of additional parking there. They do provide some additional parking.

- Bob Nicholson said that there is a very significant parking area up in the northeast corner and then there are some other scattered around. It has quite a bit of parking. They met the guest-parking requirement in the Ordinance.

- Herb Basso asked about all the amenities being private and if there was any common area landscaping.

- Mayor Rosenberg said that there is common area landscaping but it's not public. They will have to pay their Parks Impact Fee. Everything internal to the project is private.

Motion to Approve the Preliminary Plat for Ocotillo Springs Residential Development located South of North Town Road and East of 400 East Street on 9.06 acres.

Motion by Jarett Waite, seconded by Herb Basso.

Voting Aye: Herb Basso, Ken Sizemore, Jerry Amundsen and Jarett Waite.

Voting Nay: None

Motion Carried.

8. Consider Appeal for purchase offer on the Larsen Property. Presented by Mayor Rosenberg.

- Matt Ence, City Attorney, said that there was an email sent to City Council a few days ago about this item. He said that he received an updated appraisal from the appraiser. He said they noted to the appraiser the discrepancy that was found in the last Council meeting about the roof not being shown as tile but as asphalt. The appraiser took a look at that and he updated the appraisal, which increased the total hypothetical appraised value from \$350,000 to \$355,000. He handed Mr. Larsen a copy of that appraisal. He said that tonight is an opportunity for the Larsen's to share any additional information that they feel might be relevant and for the City Council to make a final decision based on the information that they have.

- Scott Larsen, 1656 Cinnamon Circle, said he doesn't have any other information other than he's not sure of the timeline they have. He asked what the timeline was.

- Matt Ence stated that the appeal will be decided tonight and whatever the ultimate decision is tonight, there will be a new purchase offer that will be provided to the Larsen's. He said that he has the purchase offer prepared except the final numbers and some final dates. He said the Larsen's could probably get that tonight. He said if that offer is acceptable to the Larsen's, they will be given a couple of days to consider that. Once the offer is accepted, there will be a fairly quick timeline in terms of seller disclosures, which in this contract will only consist of a title commitment, which the City will receive updated from Southern Utah Title Company. Then there will be the buyer's due diligence period, which will come very quickly after that. Those dates will probably be put out two weeks and the City can close any time after that. The City would probably be able to give the Larsen's a little bit of an extended time period to close.

- Scott Larsen said they would probably need that.

- Mayor Rosenberg said that based on the updated information that the City got from the Geotechnical Engineer, the City won't have that report until the first of April so a mid-April closing doesn't delay that project at all. He said he doesn't see any problem in giving the Larsen's that timeline of April 10 like the Velancia property.

- Matt Ence said that in the meantime if the Larsen's did find a replacement property that they wanted to close on quickly, the City can go to closing with just a few days' notice.

- Mayor Rosenberg said that once that engineering report is done the City wants to move forward with the demolition and stabilization because it is a risk and they don't want to delay any further than the City needs to. There is a window there that the City needs to access the ground and it's going to happen between the middle of April to the middle of

May.

- Matt Ence stated that some of the other homeowner's question have been if they can stay in the home after the closing, how much time after the closing do they have to move out of the home. He said there isn't a lot of flexibility on those issues because FEMA actually requires that once the City closes on the home that it has to be vacated.
- Scott Larsen asked the Mayor about a phone number for Mr. Jessop for salvage. He would like that phone number.
- Mayor Rosenberg said he would try to find that number tonight and give it to Mr. Larsen.
- Scott Larsen gave Mayor Rosenberg his email address to send it to.
- Mayor Rosenberg said he would email that to him. He asked the City Council if they saw the email from Matt based on the corrected appraisal. He said there is an opportunity to increase the purchase price slightly.
- Matt Ence said that he put in the email a couple of alternative offers. He said that the Council is free to do what it wants here. There is nothing binding in his suggestions. He said that with the increase of the appraisal of \$5,000 to the purchase price, Council could take that number and calculate a purchase price using the same method as before, averaging it with the County assesses value, it increases the purchase offer by \$2,500 so that would be a total offer of \$240,050. If instead the Council wants to keep the percentage the same, the percentage of the hypothetical appraised value that's represented by the purchase offer, it would increase by a little more to \$240,943.57. Council is not restricted to these options.
- Jarett Waite asked if this increase has to come from somewhere else in the budget.
- Mayor Rosenberg said yes. The offer now is in excess of what the FEMA grant was and so we would be pulling from other places. Right now we don't have the design or bids for the rest of the project.
- Jarett Waite said he leans toward the first option of keeping the formula the same for all of the three properties of averaging the appraisal with the County value. He thinks that is the most equitable amongst the three offers that have been done.
- Matt Ence said it is less than a percentage point between the two offers because it's \$800 between the two offers.
- Ken Sizemore said he feels Council should go with option 1.
- Jerry Amundsen said that based on the formula ratio it is probably the optimum way. And he said that the salvage value of the items in the house is still theirs.
- Mayor Rosenberg said that the dollar amount should be in the motion, the \$240,050.
- Matt Ence said that is correct and to include in the motion, to be thorough, the proposed settlement deadline of April 10.

Motion to Change the Purchase Offer on the Larsen Property to \$240,050 with a closing date no later than April 10, 2017.

Motion by Jarett Waite, seconded by Jerry Amundsen.

Voting Aye: Herb Basso, Ken Sizemore, Jerry Amundsen, and Jarett Waite.

Voting Nay: None

Motion Carried.

- Matt Ence said that the Purchase Offer is ready right now and asked Scott Larsen to wait for a few minutes after the meeting, Brock will print this up and the offer will be

sent with Mr. Larson tonight. He said that the City is paying all the closing costs so there won't be any holdback there from the Larsen's proceeds. The only thing that would affect their proceeds from the closing would be if there are any taxes, they would be prorated for this year so there would be a small amount and if there are any other liens that need to be satisfied.

- Mayor Rosenberg told Mr. Larsen that he would send him an email with that phone number tonight and if he thinks of anyone else for salvaging, he would let him know.

9. Set Public Hearing for Water Rate Increase. Presented by Brock Jacobsen.

- Brock Jacobsen said that the last time Council spoke about a water rate increase in response to the Water District raising their rates, Council told him to come back with some comparisons on how the City looked compared to other cities. He showed the Council comparisons. He said that they need to set a Public Hearing preferably for January 25 to adopt a new water rate with an effective date.

Motion to Set a Public Hearing for January 25, 2017 at 5:00 p.m. to consider the Water Rate Increase.

Motion by Ken Sizemore, seconded by Herb Basso.

Voting Aye: Ken Sizemore, Jerry Amundsen, Jarett Waite and Herb Basso.

Voting Nay: None

Motion Carried.

10. Consider Approval of the 2017 Annual Meeting Schedule. Presented by Chris Shelley, City Recorder.

- Mayor Rosenberg said that the yearly schedule has been set: The Work Meeting is the first Wednesday of every month, the Planning and Zoning Commission meets on the second Tuesday of each month at 6:00, the Heritage Commission meets on the second Tuesday at 4:30, the Economic Development Commission is the fourth Tuesday at 5:00, City Council Meeting is the second and fourth Wednesday at 5:00, with the exception of the Thanksgiving and Christmas holidays. All meetings posted are to be held here at the City Offices.

Motion to Approve the 2017 Annual Meeting Schedule.

Motion by Jerry Amundsen, seconded by Jarett Waite.

Voting Aye: Jerry Amundsen, Jarett Waite, Herb Basso and Ken Sizemore.

Voting Nay: None

Motion Carried.

11. Approve New PT Code Enforcement Position and Job Description. Presented by Brock Jacobsen, Assistant City Manager.

- Brock Jacobsen said that this is the part-time code enforcement position that Ed Dickie, City Manager, spoke to Council about last week at the Work Meeting. It has a job description; the anticipated hours are about 25 hours a week with a maximum of 29. They will also be working with the Court in resolving outstanding warrants. The Judge

said the City has approximately \$100,000 in outstanding warrants that can be resolved. The Court time will account for up to 25%, the total time paid out of the Court budget and the other percentage will be paid by Ivins as per the agreement with the Court. This has a salary range of \$14.68 to \$21.28 depending on experience. Doing the warrants might require a post certified to help facilitate that but that is also in the job description.

- Ken Sizemore asked if the funds are identified in the budget to pay this position.

- Brock Jacobsen said that it was somewhat. He said they have cut back on a few projects to help facilitate adding this position and with revenues from the Court coming in above budget at the time so it will help pay for that with Ivins also paying the 55%. At this time, we don't have to have a budget opening to adjust the budget to pay for this position. We'll see where we are at the end of the fiscal year. There is a good chance with the Building Department budget, which will require an opening of the budget at the end of the fiscal year to facilitate it there.

- Herb Basso said that with part-time the challenge is finding someone good in all the ways we want to see and that stays with us. He would like to see it be full-time. Do we see this growing?

- Brock Jacobsen said that as code enforcement complaints are issued, they are increasing. People are taking more notice to things that are happening in the community. The time with Corey and Melodie addressing all the complaints is too much and also with the warrants we don't have anyone to facilitate contacting people who have the outstanding warrants and getting those taken care of.

- Herb Basso asked if it is flexible hours. Do you serve warrants days, nights, or weekends?

- Brock Jacobsen said that is something that is up to the person, however it is best for him to contact people. That 25 to 29 hours will vary as to how much is going which way. We have to track it so that we know how much is going with the Courts. Some weeks it will be more towards the Court and some weeks for more Code Enforcement.

- Herb Basso said there needs to be some flexibility with the hours. To keep someone good we need to set a good rate so we can hold on to them.

- Mayor Rosenberg said that we might get someone that has that Post Certification with that flexibility. Somebody that is an existing Officer with another jurisdiction working shift work that may be looking for a little part-time income.

- Ken Sizemore stated that at the next Budget Workshop there needs to be a discussion about in the coming fiscal year, this probably will have to go to a full-time position. He talked about when it becomes full-time you will have health insurance and retirement kicking in. He said as a Council and Mayor we need to be thinking that this is going to go full-time fairly quickly, probably in the next fiscal year.

- Mayor Rosenberg said that depending on how interviews go and how the work happens, between now and then it may be decided that it may be better to be two part-timers. He said the workload is probably there.

- Jarett Waite asked if the City will be changing its stance on Code Enforcement. Will this person be actively looking for issues?

- Mayor Rosenberg said that Ed Dickie was talking about actively pursuing things like short-term rental violations. There may be some additional investigation for Code Enforcement.

- Jarett Waite said it would be great to be more proactive as a City so that neighbors don't turn against each other.

- Matt Ence said that he sees how busy Corey and Melodie are working on the Code Enforcement issues along with everything else they have on their plates. He thinks the need for a Code Enforcement Officer is there even if the person doesn't go out and actively seek violations, the need is still there regardless.

Motion to Approve the PT Code Enforcement Position and Job Description.

Motion by Herb Basso, seconded by Jerry Amundsen.

Voting Aye: Herb Basso, Jarett Waite, Ken Sizemore and Jerry Amundsen.

Voting Nay: None

Motion Carried.

- Ken Sizemore said that as the recruiting process is used for this, he is hoping that the evaluation criteria is such that post certification is a deciding factor. He said that if we are looking at well-qualified individuals and one is post certified and one is not that that is going to be a factor. He said to take a broader view of the qualifications then just that one criteria.
- Brock Jacobsen said one of the biggest deciding factors is how they work with people in the community.
- Mayor Rosenberg asked if that 25% for the Court mandates post certified.
- Brock Jacobsen said that after talking with Chief Flowers, he's not saying you have to be post certified, it just provides more leeway that they could go out and if they found the person with the warrant, they could do the arrest.

12. Approve FY2017_18 Budget Schedule. Presented by Brock Jacobsen, Assistant City Manager.

- Brock Jacobsen told the Council that in their drop box they should have the Budget Prep Calendar for this next few months for the 17-18 Budget Year. He said they are looking at Thursday, February 23, 2017 for the Budget Retreat.
- Mayor Rosenberg asked if that was the same day as the South Hills General Plan Workshop. He said that Staff has their Strategic Planning Budget Packets on January 26 from 12-5 p.m. but based on that there is the General Plan Update Workshop too. He said there is a lot going on that day.
- Brock Jacobsen said they can adjust their schedule to the day before or the week after.
- Herb Basso also mentioned that the Budget Retreat is scheduled during the Parade of Homes and that is a busy time for a lot of people.
- Mayor Rosenberg asked if the Budget Retreat could be moved to February 28, 2017.
- Brock Jacobsen said they will move the Staff and Council Budget Retreat to February 28, 2017. He said they all also adjust the January 26, 2017 meetings to January 31, 2017. He said they will bring the Budget to the Work Meeting in April and also in May the Council can adopt the tentative budget and with the final budget, if there is no proposed tax increase, there will be a Public Hearing and adoption on June 14.

Motion to Approve the Revised FY2017-18 Budget Schedule as discussed.

Motion by Herb Basso, seconded by Ken Sizemore.

Voting Aye: Jarett Waite, Ken Sizemore, Jerry Amundsen and Herb Basso.

Voting Nay: None

Motion Carried.

5. Reports:

A. Mayor / Council Reports

Jerry Amundsen:

- Nothing at this time.

Jarett Waite:

- Attended the year-end meeting for Mosquito Abatement. Things are on track there. They gave a 2% pay raise to all the employees.

Herb Basso:

- He said that Rex Oliver made a presentation to the Economic Development Commission a few meetings ago and they are now waiting for direction and approval from Council before they meet again.

- Mayor Rosenberg said that some of the issues were related to the South Hills and possible expansion of the City limits. He said he would like to opportunity to meet with the Citizen's Advisory Group and the Planning Commission who is doing a General Plan update out there. Rex Oliver is on that Advisory Committee. They are meeting tomorrow. He asked Rex to bring that up in the discussion and to make sure that these things are communicated to the citizens as well as Planning Commissioners as part of that General Plan dialogue. Mayor Rosenberg said that something he would like them to talk about is work force housing. The County is getting to the point that the ability to grow and to attract businesses are being threatened by the price of housing and the lack of work force housing, like housing for teachers, public servants, those kind of positions. Impact fees have a huge bearing on the cost of homes. There need to be some goals in there.

- Rex Oliver said that one of their Commission members is Neal Walter and he has expressed the concern that he has for the Impact Fees related to the size of homes. There is not a lot of room in the City for a smaller family sized home with the type of fees being assessed right now. He said they also have a concern for the amount of commercial property available for development. He talked about the expansion of Santa Clara and said that he said that he visited with a Representative from Senator Mike Lee's Office and asked him if there were any resources available at the Federal level from his office. There are some people from his office in Salt Lake that actually deal specifically in land as it relates to Federal Jurisdiction. The Representative said they would be more than happy to help us work through that. He said they are waiting to hear back from City Council on recommendations that they submitted so they can get the feedback necessary to be able to move forward on things and find ways to help organize the attempts in the future to make things happen. He said he sent an email to the Mayor. He said they don't have any meetings scheduled until he gets feedback from the Council.

- Mayor Rosenberg said that he is thinking about bring the two groups together possibly in the February Work Meeting where discussion can happen plus there will be feedback received from the General Plan update on the South Hills as well as the Economic Development tomorrow. He asked Rex if he was going to go to the Economic Development Summit tomorrow.

- Rex Oliver said he was.
- Jarett Waite said his feedback is that he is open to the possibilities. He said it would be interesting to get input from citizens in terms of this committee and input from the BLM in terms of what might actually happen with that land. He said he shares the concern that if we annex it, that might not mean anything ever if we can't ever develop it.
- Rex Oliver said that he understands that concern. He said their emphasis, as a Commission is to make it known what their intentions are so that it's not encroached upon by other cities. We are talking about a 50-100-year plan. He said they have no idea with the new Administration in Washington how regulations are going to change. He said he has a feeling there are going to be an awful lot of changes. That is why he has been in contact with Senator Lee's office. He said they don't want to miss the opportunity. What degree does Council want them to pursue it and do they want the legal work to be done on the Council level? He said they welcome suggestions.
- Herb Basso said he likes the idea of annexing and he feels there is some merit to it.
- Mayor Rosenberg said let's see what comes out of the next weeks' worth of meetings. There is a workshop scheduled for January 26 talking about the South Hills. The February Work Meeting is a pertinent time to get the Economic Development thing together with the City Council. He told Rex to make their voice heard on that Committee.
- Rex Oliver asked the Mayor to send out an announcement and an invitation to him on that meeting and he will extend it to the Commission Members.
- Mayor Rosenberg asked Chris to take care of that.

Ken Sizemore:

- A lot of his meetings were cancelled because of the holidays. He also reminded everyone of the Economic Summit tomorrow.
- He reported on the Veteran's Memorial. The Committee met yesterday and are moving forward. They decided that with the February Newsletter, they will have a schematic of the Veteran's Memorial plan so citizens can start seeing what this memorial is going to look like and they will include a link to the form that people can fill out to buy a paver in the monument and the announcement will be made in the newsletter that construction will start and that they are anticipating the ribbon cutting to be on Memorial day.
- Mayor Rosenberg said he space reserved in the Newsletter. He said to let Ditzie know no later than Monday.
- Brad Hays, Parks Director, said that if Ken Sizemore wanted to write an article about the Memorial for the Newsletter he would put the links in the Parks section of the Newsletter. He has a space in the Parks section for this.
- Mayor Rosenberg said it ought to be on the front page and he can help edit it if it is to him tomorrow.
- Brad Hays said he will have it to the Mayor by tomorrow.

Mayor Rosenberg:

- The Mayor Association met and discussed the JustServe website (justserve.org). They have some great projects. He told Brad to let them know if he has any projects. It is a great website for volunteer needs such as the arboretum, Eagle Scout projects, Arbor Day. He may even put in a project for revegetation on the river. He told Brad he would send him a link.

- He said that COG has the funding to do corridor preservation. He said that he and Jack have discussed adding Chapel Street from Santa Clara Drive to Clarey Hills Drive on the corridor master list so we could request Corridor Preservation funds to help with that right-of-way acquisition for that road.
 - They are trying to get the Solid Waste District to waive some of the dump fees for the demolition of the homes on the landslide so we could get some of those costs waived. Jack has met with the Solid Waste collecting people and are making arrangements for dumpsters. The first phase will be the building demolition of the Nunnely home. It will probably be done with City equipment and the demolition material will be put in the dumpsters that can be taken to the landfill. He said he will have Jerry work that with the committee if necessary. He has a message in with Commissioner Iverson to make that request and he will keep Jerry in the circle. He is hoping to save a little money on that.
 - They talked to the Gates family on their piece and the family's preference is to keep the piece and they'll give the City any construction easement necessary to do the work, so we are in a holding pattern until we get the engineering design back. Looking at the slope behind their piece, with the work we are doing at the top, we may not have to disturb that much of what is theirs. There wasn't any asbestos in the three homes that need to be demolished. That was really, really good news.
 - Herb Basso asked about the binies that are on Lava Flow. He asked if they were going to be removed.
 - Mayor Rosenberg said that Ed Dickie called them and told them to come get them and Neal talked the City into leaving them there if he made an additional effort to keep them clean. Some couches have been dumped there. They have been trying to patrol them. He said he is going to talk to them about the large puddles there. As long as they are willing to put in the effort, they will stay. We will monitor them. Are we still getting revenue from the bunnies.
 - Jerry Amundsen said the County is paying to have recycling now.
-
- A lady came in late to the meeting and wanted to talk about a crossing by Country Kids. She had to leave and will come to the next meeting.
 - Jack Taylor said they wanted to get a crossing by Arrowhead. By law, they have to have so many kids that actually cross the street. He thinks the number is 10. There aren't enough kids on that side of the street that cross to justify a crosswalk. It was denied. Down further on the street, he doesn't know. The principal never mentioned a crosswalk down there.
 - Mayor Rosenberg said that the School District has an internal committee that they have to run these routes through before they come to the City.
 - Jack Taylor said that Fred is meeting with them each month when that meeting is held.
 - Mayor Rosenberg asked about putting a crosswalk by the stop sign on Country Lane.
 - Jerry Amundsen said that some cities have requirements that they only paint stripes at a signal so there isn't a feeling of safety at a painted crosswalk. Paint just doesn't stop a car. We have put them in places without signals.
 - Mayor Rosenberg said that if the lady comes back to Council, they can talk about this a little bit more.
 - Brock Jacobsen said that with the Budget Schedule on the meeting for the 28th, previously at the Budget Retreats we have come with a budget more prepared for Council to review, this year we will not have a more prepared but a softer budget which will allow

more Council input.

6. Executive Session: None.

7. Approval of Claims and Minutes:

- December 14, 2016 City Council Regular Meeting
 - December 14, 2016 Executive Session Meeting
 - January 4, 2017 City Council Work Meeting
 - Claims through January 11, 2017
-
- Ken Sizemore had a question on one claim for \$11, 813 to rebuild a motor in a Dodge 2500. What vehicle was that and where does that money come from?
 - Chief Dan Nelson, Fire Chief, said that it is a Wildland Vehicle that is used for project work and the motor had to be rebuilt or they would have to buy a new vehicle. He said it does generate an income for the Fire Department. The money comes out of Wildland repairs.
 - Brock Jacobsen said that the City does budget for Wildland equipment repairs because there needs to be some done each year. Sometimes it is more than we budgeted for. He said we may have to look at a Budget Amendment if the total budget for the Fire Department is going exceed the appropriated amount.
 - Ken Sizemore asked if the Council is going to see budget reviews for mid-fiscal year.
 - Brock Jacobsen said yes hopefully by the 25th.
 - Herb Basso questioned comments he made at the January 4 Work Meeting, page 1, regarding the short-term rental discussion in the minutes, “we should see this problem as an asset”. He said he doesn’t know if he would call it a problem. He would like to change the word “problem”.

Motion to Approve the Regular City Council Meeting Minutes from December 14, 2016, Executive Session Meeting Minutes from December 14, 2016, City Council Work Meeting Minutes as revised from January 4, 2017 and claims through January 11, 2017.

Motion by Ken Sizemore, seconded by Herb Basso.

Voting Aye: Herb Basso, Ken Sizemore, Jerry Amundsen and Jarett Waite.

Voting nay: None

Motion Carried.

8. Calendar of Events

- 1/16/2017 Martin Luther King Day (Offices Closed)
 - 1/25/2017 City Council Regular Meeting
 - 2/1/2017 City Council Work Meeting
-
- Mayor Rosenberg said that he sent the Council a copy of the letter regarding the B&B and he got feedback from Ken Sizemore and Tode Hafen. He said he reply back to them and let them know they need to go through some additional approval and some of their issues need to be cleared up and some of their questions are really detail oriented. He asked if anybody else has any feedback. He said he will get back to them.

9. **Adjournment:**

Motion to adjourn by Jarett Waite.

Seconded by Herb Basso with all members present voting aye.

Meeting Adjourned at 7:05 p.m.

Chris Shelley – City Recorder

Date Approved: _____