

**SANTA CLARA CITY COUNCIL SPECIAL MEETING
WEDNESDAY, MAY 31, 2017
MINUTES**

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Special Meeting on Wednesday, May 31, 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 Pro Tem Tode (Mary Jo) Hafen
Council Members: Herb Basso; Jerry Amundsen; Ken Sizemore; Jarett Waite
City Manager: Edward Dickie
Deputy Recorder: Lisa Bundy

Others Present: Brock Jacobsen, Assistant City Manager; Brad Hays, Parks & Trails Director; Dan Nelson, Fire Chief; Jack Taylor, Public Works Director; Matt Ence, City Attorney; Bob Nicholson, City Planner; Corey Bundy, Building and Zoning Official; George Elwell; Linda Elwell; Julie L. Applegate; Cindy Frei; Dennis Garr; Allen Hall; Tim Lyle; Judith Kapuscinski; Kyler Brower; McKenzie Dillon

1. **Call to Order:** Mayor Pro Tem Hafen called the meeting to order at 5:03 p.m. and excused Mayor Rosenberg who is out of town. She also welcomed everyone to the City Council Meeting.

2. **Opening Ceremony:**

- Pledge of Allegiance: Jerry Amundsen
- Opening Comments: Jerry Amundsen

3. **Communications and Appearances:** None

4. **Working Agenda:**

B. General Business:

6. Request to set a date for Appeal Hearing of Planning Commission's approval of Conditional Use Permit for Verizon Cell Tower. Presented by Matt Ence, City Attorney.

- Matt Ence stated that Verizon has filed a second application for a cell tower in the south part of Santa Clara near the Sunbrook Golf Course. In the last Planning Commission Meeting that application was approved. He stated that there was some pretty extensive deliberation, discussion and findings on that application that were entered into the record.

There were several residents at that meeting who were in opposition to the application. Since the approval, the City has received a request for the appeal to the City Council for the City Council to reconsider that approval. This item on the agenda tonight is to set a date for that appeal hearing. He reminded Council that they have been through this process before. This is not a public hearing although, at the Mayor's discretion, there can be comments from the public. He said the appeal to the Council could take place at the next Regular City Council Meeting, which is 2 weeks from tonight. The Planning Commission Meeting was 4 ½ hours long just for this one item. He doesn't expect the City Council to take this long. There probably won't be the full presentation that they had at the Planning Commission Meeting because the City Council will have the benefit of the minutes, which can be reviewed ahead of time. He said it is a de novo review, which means the Council doesn't have to give any deference to the Planning Commission's decision and the Council can make their own decision based on the record of the evidence that was presented at Planning Commission.

- Herb Basso asked if it also the Council's place to ratify or approve Verizon's application.

- Matt Emcee said that normally the Council wouldn't need to because this is within the Planning Commission's authority as the land use authority. The reason it is coming before City Council is because parties in opposition have asked for an appeal. This is their opportunity for an Administrative Appeal and if one or the other of the party is still not happy with the outcome their next step would be to file a lawsuit. He said that based on what we are hearing from the parties that may happen regardless of the outcome.

- Herb Basso asked if during the appeal the Council can question some of the items that were brought up by the parties.

- Matt Emcee said that yes the Council can question those in attendance. Council doesn't have to rely on the same information that Planning Commission relied on or come to the same decision or set the same conditions. It's basically a brand new review. He said he thinks the Planning Commission spent a lot of time on it so Council will want to take a look at what they did.

- Mayor Pro Tem Hafen asked if that included the legal ramifications and what the Council's parameters are.

- Matt Emcee said that yes and that was discussed extensively. He said the biggest difference between the earlier Verizon application and this one is they were much more thorough the second time. They did file a modified application in that they asked for a shorter tower. He said that ultimately what made the difference is that they made the legal case that they are entitled to put their facility in this location. He said he thinks that is what ultimately convinced the Planning Commission that that was the right outcome. He said that there was a lot of discussion about what conditions would be appropriate. He said there is a lot more flexibility on those kinds of questions to mitigate the potential impacts of the use. He said there was discussion of the legal ramifications and the legal arguments on both sides.

- Jarett Waite asked if the Council would make a decision that night or could there be further review and the Council could come back.

- Matt Emcee said that the City Ordinance states that on this type of an appeal we are required to do a written decision. He said that what happened last time is the Council had the meeting and they didn't actually make a final decision at the hearing but came back and met again to make the final decision and approve the written decision based on the

discussion that was had. We will follow the same pattern again.

- Ken Sizemore asked if Matt Ence will be ready by June 14, the next regular City Council Meeting, with his preparation.

- Matt Ence said he thinks they can be. He said he doesn't know what the consultant's availability is. He said that not knowing their availability they can set June 14 as the date subject to their availability and use the June 28th meeting as a fallback.

Motion to set June 14, 2017 for Appeal Hearing of Planning Commission's approval of Conditional Use Permit for Verizon Cell Tower with the condition that the Consultants reports are available by that date otherwise the date will be June 28, 2017.

Motion by Ken Sizemore, seconded by Jerry Amundsen.

- Matt Ence said he wanted to clarify that the issue is the availability of the consultant to participate in the meeting. He said the consultant's report is available already.

Motion to set June 14, 2017 for Appeal Hearing of Planning Commission's approval of Conditional Use Permit for Verizon Cell Tower with the condition that the Consultant is available by that date to attend the meeting otherwise the date will be June 28, 2017.

Motion by Ken Sizemore, seconded by Jerry Amundsen.

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

Voting Nay: Herb Basso

Motion Carried.

1. Recognize Linda Elwell for Community Service as President of FIAS. Presented by Mayor Rosenberg or Mayor Pro-Tem Tode Hafen.

- Mayor Pro Tem Hafen recognized Linda Elwell and said that she has done an amazing job with FIAS. She is a real advocate of animals and has guided the City along with that. She is having to step down for personal and family reasons. She was invited to the meeting tonight so the Council could thank her for her efforts with FIAS. The Council presented her with a card and flowers.

- Jarett Waite said that Linda also helped the City with their Ordinances for animal control. She did a lot of work.

- Linda Elwell said that it has been so nice working with the City. She thanked Herb Basso for coming to her house to discuss issues and what FIAS was doing. She thanked Ken Sizemore for suggesting adopting an Ordinance like Ivins. She said that Santa Clara will always hold a special place in her heart.

A. Public Hearing (s): 5:00 p.m.

1. The purpose of the Public Hearing is to receive public input and to discuss the FY2017_18 Tentative Budget.

- Brock Jacobsen, Assistant City Manager, told the Council that they should have their budget books and he said they will update those if anyone has any changes or requests. He said they should also have budget highlights regarding this coming fiscal year 2017_18. This current year proposed budget is \$4,472,392.00, which is an increase of

\$164,000.00 over fiscal year 2017's budget. With that we are projected just over \$200,000.00 to go back into the fund balance, which we have been working hard to build in case of an emergency in order to get to the 25% which is the State's okay to have. If that amount goes into the fund, we will be just over 20% so we are working our way there. The current budget has very few projects. It has been since 2012 that there has been a cost of living or across the board increases for employees and so that will be the main increase for this year's budget, increases in wages and benefits. He recapped this current fiscal year's projects: Hwy 91 was completed, new restrooms were built at Canyon View Park, we just finished the Veteran's Memorial, the Fire Department just purchased a new brush truck to be used locally and for the wild lands program. Our City was recognized for the 9th time as a Tree City U.S.A. We did some work at the City Yard, new asphalt and a gate. We also hired a Code Enforcement and Warrant Officer to help with code enforcement and outstanding warrants. The Courts handled 1,200 cases, which was up from last year. We did 157 new home permits this year. He said that as for revenue, we have had increase in property tax revenue, 3%, but we are also decreasing our revenues in sales tax. What Harmon's projected they were going to do and their additional commercial pads and those pads haven't happened yet but they are coming this year. He showed a graph to the Council. He said that 53% of the General Revenue comes from taxes, property tax, sale tax, highway tax, franchise tax. The other largest part of the revenue is for charges for services here in the City, which equates to 21%. He talked about the expenditures and the increase in wages to employees and the renewal of the health benefits, which came back at 1.8%, which is tremendous. He said the average throughout the State is 5%. He said that the General Fund expenditures is 21% through Police because of the interlocal agreement with Ivins City to provide those services. The other largest one is the Administrative and Supportive Services, which is 20% of the General Fund. He talked about the truck trade out program and the projects that are listed in the impact fees: starting design of the Chapel Street bridge, streetscape for Pioneer Parkway and Rachel Drive, restrooms at the Rosenlof property for use for event, finishing the west parking lot of Gubler Park, the tree nursery, design of the Stucki Heritage Park, and projects for the City Building. He said there is a list of projects and equipment that if revenues are coming in above expected and expenditures are down we will look at this list and see if we will amend the budget to purchase some of the items and see if the projects are still viable.

- Ken Sizemore said that he thought there was some money budgeted for restrooms at the cemetery.

- Brock Jacobsen said he hasn't been directed to have it on the budget.

- Ed Dickie, City Manager said that no it's not and it's not on the Capital Facilities Plan either.

- Brad Hays, Parks and Trails Director, said it's not and he didn't put it in the budget this year.

- Herb Basso asked if it could be.

- Ed Dickie said that a citizen has been very interested in having a restroom there but it wasn't talked about being put in the budget. It was talked about more just recently because of the Veteran's Memorial. He said they did budget it to put a restroom on the Rosenlof property for use for public events. He stated that not very many cemeteries have restrooms.

- Herb Basso thinks it is a good idea. People spend time there.

- Ed Dickie said that it's not a little expense.
- Jack Taylor, Public Works Director, stated that there is no sewer so there would need to be 200 yards of sewer line put in and the road would have to be dug up.
- Herb Basso asked if a tank could be put in, a self-contained unit like the one that was put in at the nature center. It is an ecological friendly one.
- Brad Hays said that the facility isn't impact fee eligible so it would have to be paid for by other means like from the General Funds.
- Ed Dickie said that this probably needs to be discussed again. A citizen is very adamant that he has been promised a restroom up at the cemetery.
- Herb Basso suggested discussing this more and putting in some options, such as something self-contained and in the meanwhile put in a nice porta potty.
- Brad Hays said he doesn't think it is necessary.
- Herb Basso said that he thinks it is necessary.
- Mayor Pro Tem Hafen suggested bringing this up at next year's budget hearing.
- Brock Jacobsen said that this could be put on next week's agenda for the Work Meeting and the budget could be adopted on June 14. The Council could also discuss anything else they want to add to the budget.
- Herb Basso said that Staff should be directed to bring in some information such as prices, estimates for anything that needs to be added.
- Brock Jacobsen asked Brad Hays to bring estimates for costs to the next meeting.
- Brad Hays said that he already has estimates for restrooms and what Herb Basso is looking at is called a pit toilet. Is that what Herb Basso is asking for? Or a septic system?
- Herb Basso said that is one option.
- Brock Jacobsen talked about the water fund.
- Jarett Waite said that on the list of things that might get done, he asked about Letter K. Is that going to be done this year?
- Brock Jacobsen said they want to get it done this year. He has not gotten revised bids yet. He doesn't have any hard numbers. He said the water fund had a 19% decrease. He talked about bowls that needed to be replaced at a few of the wells and the City is going to purchase an extra set so the City would have them on hand. He said that the sewer fund had a decrease of 13%. There are no projects. The Electric Department had a 10% decrease. He said they have budgeted a capital project in there to do the South Hills transmission line and the purchase a truck for the truck trade in program. The Storm Water fund has an increase of 51% mainly due to the Landslide Stabilization Project. We don't have the final numbers on the project but we have the estimates.
- Mayor Pro Tem Hafen asked if some of that is covered by the FEMA grant.
- Brock Jacobsen said that yes that this will show the expenses but we will have the revenue side of getting reimbursed for that. The Budget is balanced.
- Herb Basso had a question on the Storm Budget line. Do we want to discuss that now or should we do it next week at the Work Meeting?
- Brock Jacobsen said that could be discussed now or at the meeting because there was this discussion and the street maintenance fee from the workshop that was mentioned to come back and discuss. He talked about refinancing and said there is no need to refinance. It will be paid off this fiscal year.
- Mayor Pro Tem Hafen said that this is a public hearing and asked if anyone has come to address the budget item.

5: 37 pm Public Hearing Opened.

- Brock Jacobsen said that they will get this on the Work Meeting next week to discuss those items and then he will update the Council on whatever was decided.
- Ed Dickie reminded Council that they did want to discuss the street fee before the budget was approved. He said they will put that on the Work Meeting agenda along with a discussion on the Storm Water. He made the public aware that they have been working on the budget for a while. They have had workshops and other meetings.

5: 38 pm Public Hearing Closed.

B. General Business:

2. Consider and/or Award the 2017 Rap Tax for Arts Applications. Presented by Ed Dickie, City Manager.

- Ed Dickie stated that there is \$20,000 available for the arts from the RAP Tax. He said that \$5,000 of that is an ongoing expense to Tuacahn which was approved by the City Council. That is a 20-year commitment to them as long as RAP Tax is being collected. That means there is \$15,000 available. He talked about the applications that he has given to the Council to review. He asked Council if they wanted him to go through the applications and he read the Staff Report.
- Herb Basso asked if there were any parameters on how it can be spent concerning brick and mortar or wages.
- Ed Dickie said that it is in the Resolution that the Council approved.
- Herb Basso mentioned the Samuel Knight Museum application in which they are requesting help by hiring an intern. Can we spend money for wages?
- Ed Dickie said that the Resolution doesn't state yea or nay. So, that is up to the Council. He said the Osmond Foundation is asking for \$2,500 but they understand that the City gave them \$2,000 last year and they cancelled the event. The \$2,000 wasn't returned to the City and he was told they put that in a fund to be used this year so if we gave them \$500 that would be the \$2,500 they are asking for.
- Herb Basso said he isn't too interested in it because it isn't close to our City. He hopes they have local projects that will benefit the City.
- Mayor Pro Tem Hafen talked about the application from the City Historical Society for \$10,000.
- Ken Sizemore asked what kind of cushion does the City have above the \$20,000.
- Ed Dickie said that if the applications go above, that would come out of next year's RAP tax. He said he would try to stay at \$20,000. The applications are just barely under that right now. He doesn't know what is budgeted for next year. He said that the Historical Society's real cost is closer to \$20,000 and what he recommends is if Council were to approve this that the \$10,000 would be in this budget so they could receive a check before the end of June and starting July 1 they could receive an advance but that would lower the overall amount for next year. He said it could be split over 3 years too but he prefers 2 years.
- Herb Basso said he would prefer the projects that directly benefit Santa Clara. He's not

sure about the Osmond one. He said there will be some money left but we could keep it for this coming year.

- Ken Sizemore said he has an opinion about where to allocate this money. He is not excited about another injection of funds to Kayenta. He is not sure there is a benefit to Santa Clara. He is not in favor of committing what the City has to Tuacahn. He can be convinced to put another \$500 into the Osmond production but that should be the limit of what we inject this time. He is curious to know if the museum needs more.

- Jarett Waite said they are just asking for the money for the intern.

- Herb Basso talked about the sign in front of the museum.

- Brad Hays talked about the money being for not just the museum but for the puppet shows and things like that.

- Jarett Waite thinks that the \$500 for the Osmond production would be fine. He thinks the Kayenta arts amount should be flexible. He can see merit in diverting at least some of that amount to the museum. He said that the \$10,000 should go to the Historical Society for the glockenspiel. He said that before the Council promises future monies, he would want to see plans.

- Mayor Pro Tem Hafen said she has the plans and they are available.

- Jerry Amundsen said that he agrees with what Jarett says except for Kayenta. He wondered what that provided for the City. He said he is okay with the \$500 to the Osmond production and if they can actually have a show this year then maybe we can make a revised decision next time. He said they have been doing this in other areas for a long time. It is a great show. It is a revisit for next year. He feels that Kayenta should stay the same or not give them any.

- Mayor Pro Tem Hafen asked if someone wanted to itemize this out and make a proposal. She is fine with the \$500 for the Osmond Foundation and we are obligated to Tuacahn. She feels like the museum project is good. She also feels good about the money for the glockenspiel. She said she will bring the plans to Council.

- Jack Taylor reported on the glockenspiel. He said they met with the people that are taking care of the roof. The doors need to be ordered. The design is being built right now. It is designed and under construction. He said they know what they need to do on the electrical part of it. They met with the electrician today. He will be talking to someone tomorrow about the controllers that will control the glockenspiel. He said they are at the point now that they need to purchase the equipment.

- Mayor Pro Tem Hafen said that Jack has done an amazing job coordinating everything. She said they have received some amazing donations and some in kind donations. She would prefer to have the \$10,000 for the project now and then obligations will be met to finish this off.

- Ed Dickie said that what he recommends for the \$10,000 if Council approves that amount that the Council also approves starting July 1 up to an additional \$10,000 based on plans or Mayor Pro Tem Hafen's report as to how much is needed. Tode will be the representative in asking for the amounts needed. He said he feels comfortable with that.

- Mayor Pro Tem Hafen said she thinks the glockenspiel fits here and it would be a great way to kick off the business district and get that going and it would be a great tourism attraction. She has already gotten a commitment from the Tourism Bureau to feature the glockenspiel in magazines that they are putting out. It is a piece of art that will give back to our community.

Motion to Award the 2017 Rap Tax for Arts Applications namely: \$10,000 for the Heritage Commission for the Glockenspiel, \$5,000 for Tuacahn, \$3,000 for the Santa Clara Samuel Knight Museum, \$500 for the Osmond Pioneer Production for Days of 47 Celebration, with a balance of \$1,500 to rollover to the next year.

Motion by Herb Basso.

- Jarett Waite wanted to clarify that none of the money would go to Kayenta Arts Foundation and that Herb Basso motioned to give the museum an extra \$1,000. He said that they only needed \$2,000 and he didn't want to just throw money at them for anything.
- Ken Sizemore said the extra \$1,000 is for the additional costs to cover their additional hours. He said he crunched the numbers and that is asking for a modest amount to cover the intern for the additional hours.
- Jarett Waite said he doesn't know if they will hire the intern. He doesn't know if the City should give the additional \$1,000 unless that will be enough for them to hire that person.
- Herb Basso said he would rather give them the \$1,000 than someone outside the community.
- Jarett Waite said that basically the museum needs \$5,000 to do everything that they have asked for.
- Herb Basso said that the City is offering \$3,000 so they can sharpen their pencil and still do all right. He is trying to be frugal so we can have money to roll over.
- Mayor Pro Tem Hafen said she wonders if the extra \$1,000 could be held onto until there is clarification from the museum to see if that is enough to help them with their goals and if it is we can consider helping them.
- Jarett Waite said that his question is does their application specifically ask for that. Is there anything in their application about hiring an intern?
- Herb Basso read from the letter: "also requesting help in keeping the museum open an additional seven hours per week by hiring an intern".
- Jarett Waite said he is talking about the actual application, item 2E. There is nothing in there about the extra hours so can we give that to her if it isn't on the application?
- Ed Dickie said that on the first page it says that Santa Clara Historical Society is also requesting help from the Council in keeping the museum open more hours. So, seven hours more a week.
- Herb Basso said that the \$1,000 wouldn't cover it all but it would help them keep it open more. He said that he gets a lot of request for that at his restaurant. He would like to keep that \$1,000 in there and we could make a motion to go up to \$3,000 to go towards the items in the application.
- Jarett Waite said that if give them \$2,000 that is \$2,500 left over that could go to Kayenta to the Fund Balance or more to the museum. So, the question is do we give her the full \$2,500 so it does cover that extra. What is the answer?
- Herb Basso said that there is no limit to her asking for more and see how it goes.
- Ed Dickie said that this is a once a year application so if Council wants to give them the \$2,500 extra that would probably cover their added hours.
- Herb Basso suggested to keep the money here for now.

Amended Motion to Award the 2017 Rap Tax for Arts Applications namely: \$10,000 for the

**Heritage Commission for the Glockenspiel, \$5,000 for Tuacahn, \$4,500 for the Santa Clara Samuel Knight Museum and \$500 for the Osmond Pioneer Production for Days of 47 Celebration.
Motion by Herb Basso, seconded by Ken Sizemore.**

- Ed Dickie said that as part of the motion Council needs to add the allowance of an additional up to \$10,000 to go toward the Historical Society per needed and per Council's approval.
- Herb Basso said that is for next year and he thinks they need to be kept separate. He said the correct protocol would be to make the decision on the money allowed now and add that additional \$10,000 to a second motion. He doesn't want to commit dollars that the City doesn't have yet and we're not in that fiscal year but he could simply add the intention of this was to cover approximately 50% of the glockenspiel and the intention is to look at the RAP Tax to cover the second 50% next year when the RAP Tax funds are available. He said we can't legally commit those funds. He said he is not willing to do that in his motion.
- Mayor Pro Tem Hafen asked how that worked for Tuacahn.
- Ed Dickie said he knows what Herb is saying but Council is approving a budget right now but starting July 1 the money is available to do street projects and to do things. This money is going to be budgeted. That number may change. The money is in there. The things we pay for in July, the money comes in throughout the year. It is the way we operate. Herb is right but at the same time Council is approving money that is going to be spent starting July 1. Beginning July 1, you are in the new budget. These items approved tonight, checks can be cut before June 30. That additional up to \$10,000 is in the next budget so Council would be approving what is going next year in the budget.
- Herb Basso said it is a technicality and he doesn't think Council can do that. He said he would like to keep his motion the same and the minutes can state that Council's intention is to spend that money supporting the glockenspiel.
- Ken Sizemore said he calls for a question on the motion which means Council should vote.

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

Voting Nay: None.

Motion Carried.

Motion to direct Staff to reserve \$10,000 of the 2017_18 RAP Tax budget for the additional cost of the glockenspiel.

Motion by Ken Sizemore, seconded by Herb Basso.

- Jarett Waite suggested including on the motion "per approval of the Council" and "up to \$10,000."

Amended Motion to direct Staff to reserve up to \$10,000 of the 2017_18 RAP Tax budget for the additional cost of the glockenspiel per approval of the Council.

Motion by Ken Sizemore, seconded by Herb Basso.

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

Voting Nay: None.

Motion Carried.

3. Consider Approval of the Final Plat for Blackhawk Townhomes Phases 3 & 4. Presented by Bob Nicholson, City Planner.

- Bob Nicholson said that there are two plats, for phases 3 & 4. It is in a Planned Development Residential Zone; General Plan is Mixed Use Residential. The applicant is Garr and Lyle LLC and the engineer is Rosenberg Associates, Allen Hall. Each of these phases has 24 units. They are two-story attached townhomes in a four-plex arrangement so each plat has six four-plexes. There was a minor change this week on phase 3. The corner has been removed from the phase 3 plat. It's a wash. There is a wetland area, the sewer line and a paved trail. They would make this property available to Paradise Village at Zion. It's not useful to the Blackhawk project.
- Herb Basso asked what it would be used for if they made it available to Paradise Village.
- Dennis Garr said that Paradise Village has that south part that comes off their last lot down to the wash and they want to landscape that and maintain that. The sewer easement and the wash would go to the City.
- Herb Basso was concerned about it having a finished look.
- Dennis Garr said that Paradise Village wants to landscape down to the wash and they will maintain all that.
- Bob Nicholson said that the pool and the other amenities are in phase 1. The streets are all public streets and there are two accesses out on to Tuscany Drive. The project is making good progress. Phase 4 is adjacent to phase 3. Staff and Planning Commission recommended approval and Planning Commission recommended approval at their last meeting.
- Ken Sizemore asked if there were any comments from the public at the Planning Commission Meeting.
- Bob Nicholson said he doesn't think there were any at all.

Motion to Approve the Final Plat for Blackhawk Townhomes Phases 3 & 4.

Motion by Herb Basso, seconded by Jerry Amundsen.

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

Voting Nay: None.

Motion Carried.

4. Consider Approval of the Final Plat for Cottonwood Creek Phase 4 Subdivision. Presented by Corey Bundy, Building & Zoning Official.

- Corey Bundy said that this project is the final plat for a two-lot subdivision. It's in the RA Zone, which requires a minimum lot size of half an acre. Both are half acre lots or larger. There are four lots, 4A and 4B with two lots each. 4A has 1.4 acres including the public streets. The applicant is Lonne Gubler, the project engineer is Rosenberg Associates. Staff and Planning Commission has recommended approval. All the improvements have been put in and approved by the City. They have put in a block wall and Lonne is still going to farm part of the area for now.
- Ken Sizemore asked if he is installing improvements for the entire cul-de-sac or just half the cul-de-sac.

- Corey Bundy said it is the entire cul-de-sac and the improvements are already installed and have been approved by the City Council. He said they found out a little too late that there was never a request for the final plat when all the improvements were in. We had a special meeting at the Planning Commission because someone already wants to build a house here and has a construction loan already so we had a special meeting to have this plat reviewed and now it's being brought to Council and it will probably go to Matt Emcee tomorrow to have his review and be recorded.

Motion to Approve the Final Plat for Cottonwood Creek Phase 4 Subdivision.

Motion by Jarett Waite, seconded by Herb Basso.

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

Voting Nay: None.

Motion Carried.

5. Consider Approval of a Bid for Council Chambers Media update. Presented by Brock Jacobsen, Assistant City Manager.

- Jarett Waite said they met with Pole Sounds and then he looked over the bid from the other company that Brock had a bid from and then Pole Sounds revised their bid and they went top to bottom of what would be required for Council Room and the Board room. What would happen is the City would either acquire a much better projector so everything is clear for the audience or we would get two additional televisions. We would also get a microphone so each table would have a microphone and some wireless microphones for the audience to use. There would also be a complete update to the lighting and sounds systems. There would be a whole new digital signal processor in the rack. Our speakers are fine and so are our microphones. They just weren't configured properly. Everything would be reconfigured. The Boardroom still has a VCR so the sound system would be upgraded and additional televisions would be added. The real expense would be from the HDMI receivers and the cables to run to them. The current system was installed by someone who works primarily on residential and that is why it wasn't operating correctly and it should have been recalibrated. Brock was hoping to get it approved tonight so it can go on this next year's budget. He is going to do some research to see what would be more cost effective, paying for the extra unit and televisions or getting a better projector. He felt strongly that we should go with the projector. Brock feels more strongly about getting the televisions.

- Ed Dickie reminded Council that is their decision.

- Mayor Pro Teem Hagen said it would be nice if Council had some figures to decide off of.

- Ed Dickie said that we would like to get this done in this fiscal year because that money is available that we took from the swipe cards.

- Herb Basso asked if this should be tabled or approved up to a certain amount that was budgeted.

- Jarett Waite said that there are 8 bids from them. He said that if Council is comfortable with it they could approve up to a certain amount so he could move forward. \$25,000 is what was budgeted for this.

- Mayor Pro Teem Hagen asked if this could be tabled.

- Ed Dickie said as far as the decision, Council has already approved \$25,000 to be spent to upgrade this room. Jarett just wanted to show you an actual bid. You can approve up to that based on seeing the bid. He said as soon as the bid comes, he can email the Council and if anyone has a real concern we can decide to bring it to a meeting and approve it then.

- Jarett Waite said the company won't put the City on their schedule until the Council has approved this to be done. They are a bit wary to put the City on their production line until we say we are going to do this. He said he would be comfortable with the "up to \$25,000". He said he looked through all the previous bids and he is comfortable that Pole Sounds will do an excellent job and give a fair bid.

- Mayor Pro Teem Hagen asked if the Board Room updates are critical.

- Jarett Waite said that the Board Room updates would end up being between \$7,500 and \$10,000. The Council room will be between \$15,000 and \$20,000 depending on what is decided for the upgrades. The Board Room needs the upgrades so that it is a better experience for TRC. They are just using the hand recording in there right now so we are looking at extending our license for the computerized recording in there and upgrading the sound system.

- Brad Hays said that one of the problems in the Board room is when people bring in their own laptop and they want to tie into their system we have had a problem.

- Ed Dickie said that if both rooms could be done for \$25,000 or under we could take this out of next year's budget of priorities.

Motion to Approve the Bid for Council Chambers Media update up to \$25,000 with the final bid being submitted to the Council so that any concerns can be addressed.

Motion by Ken Sizemore.

- Herb Basso suggested ratifying this at the Work Meeting next week.

- Ed Dickie said that it can't be done at a Work Meeting. He said the Council can see it and discuss it and if they want to approve it after it has already been approved it could be done in another meeting.

Seconded by Herb Basso.

- Jarett Waite said that his guess is that the Council room will come in at about \$20,000 and the Board Room will come in about \$10-12,000 so we won't be able to get it all done for \$25,000 but Brock wants to get the Council Room going and whatever can be done in the Board Room.

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

Voting Nay: None.

Motion Carried.

7. Consider Appointing Leina Mathis as a Planning Commission Member and Kade Roberts as Alternate to the Planning Commission. Presented by Corey Bundy, Building & Zoning Official.

- Corey Bundy said that Adam Butterfield a member of the Planning Commission

decided to resign because of personal and family obligations. Adam will be coming to Council on June 14 and he will receive an award for his service. Leina Mathis was the alternate and we would like to have her become a full-time member. Kade Roberts worked for a Council up north and he is an engineer and we would like to make him the alternate. That would give the Planning Commission seven full-time members and an alternate.

Motion to Approve the Appointment of Leina Mathis as a Planning Commission Member and Kade Roberts as Alternate to the Planning Commission.

Motion by Jerry Amundsen, seconded by Herb Basso.

- Herb Basso asked if Leina has to stay within the time schedule of Adam's tenure. Or will this be a new 5-year term?
- Corey Bundy said that she will have a new 5-year term. Alternates don't have a term. As soon as she is approved she will start her term.

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

Voting Nay: None.

Motion Carried.

5. Reports:

A. Mayor / Council Reports

Jerry Amundsen:

- Nothing to report.

Jarett Waite:

- He attended the Veteran's Memorial dedication and he thought it will very well done.

Herb Basso:

- Economic Development Commission met. With the direction, the Council gave them they will be meeting a couple of times during the summer.
- He asked Jarett Waite about biting flies. Is that part of the mosquito abatement?

Ken Sizemore:

- He was at Grad Night and it went well. Our money was well spent.
- He was pleased with how everything was done for the Veteran's Memorial dedication. There was a stonemason working on the stone literally 90 minutes before the ribbon cutting started to get it finished. The program went well; the comments were great. We had over 300 people there. He said he is writing thank you notes and if any of the Council has suggestions as to who should get one, let him know. The Parks and Recreation crew put in many hours getting things ready.
- Ed Dickie said that is one of the nicest Veteran's Memorials he has ever seen.
- Ken mentioned a couple of comments he has heard. People are uncomfortable walking on top of the pavers. We ought to have barrier so people don't walk across the pavers. Maybe a decorative chain or something like that? The other thing is that some people have

commented that all the names that should be on there aren't included. The stonemason himself was a resident of Santa Clara and he is a Navy vet.

- Mayor Pro Tem Hafen suggested talking about this at the Work Meeting because she has had some people question that too.

- Ed Dickie asked if that can be discussed at the July Work Meeting because there are already a number of agenda items for next week's Work Meeting.

Ed Dickie:

- The City Council needs to draw for the six tickets to the Osmond Production. Several Council Members can't go so they decided to not draw. Ken Sizemore will have 3 tickets and Tode Hafen will have 3 tickets.

- The AGECEC has just finished their additional study of the landslide and they are requesting to bore two more borings, two more on the lower landslide portion for \$20,000 and one that is a deep boring on Truman Drive for \$15,000 and that would-be part of the grant that we would have to reconfigure the grant so the grant would pay for it. The Mayor wants a nod from the Council tonight and then on June 14th it would be brought back for approval. We need to let them know so they can move forward with it. The FEMA grant will still pay for it all. We will pay it and then be reimbursed. The Mayor said we must have it to do the berm.

- Ken Sizemore asked if we are close to being able to demolish any more of the homes.

- Jack Taylor said yes, the equipment will be moved over to the Hafen home and Larson home tomorrow and they will start coming down on June 8 and will be down in a week or week and a half. He said that the City gave the Larsons an exception to get things out of the home that they wanted to sell and they came back at the last minute and wanted to get rid of the palm trees. Somebody wanted them. They are not going to be able to get them out in time. It will interfere in the construction and cost the City more money.

Mayor Pro Tem Hafen:

- She will bring drawings and information about the glockenspiel to the next meeting. She thanked Jack for all his work.

- Jack Taylor said that the carousel design has been completed and they have started construction. It will be a round circle that will spin. It will have gears and there will be a motor on the edge. There will be rod that will go down and tie into the gears that will spin the figurines. There will be four of them on that big circle. There will be four doors and three will roll up and lights will turn on and it will spin and music will play. There are two boys and two girl's Swiss characters. There will be a cover on the top so that water can't go onto the figurines. The opening is 6 feet by 7 ½ feet. There will be scenery behind each figure.

- Jarett Waite asked if the City is asking for extra gears for repair in the future. It would be nice to have spares available.

- Jack Taylor said that the gears are big steal gears. It will run slow so it won't have a lot of friction. The doors were expensive because they are heavy duty. We have people who are donating their labor.

- Toed Hagen said she has visited with Roxy at the Tourism Bureau and she has invited Santa Clara and other communities to send in things that are tourism worthy and from that they will select what they feel will fit in the magazine best. She wants it to be out by mid-September. Keep in mind other things that Council wants on that list.

6. Approval of Claims and Minutes

- May 10, 2017 City Council Meeting Minutes
- Claims through May 31, 2017

Motion to Approve the May 10, 2017 Regular City Council Meeting Minutes with the corrections and Claims through May 31, 2017.

Motion by Jarett Waite, seconded by Jerry Amundsen.

- Ken Sizemore mentioned two typos in the minutes. He will point them out to Chris. He asked about the Claims.
- Corey Bundy explained that the State requires the City to do an affordable housing update and the City hired a person that has expertise in that realm. It was about \$350. He's prepared documents for the City so that we are in compliance with State law for affordable housing.
- Ken Sizemore asked what they did for the money.
- Corey Bundy said they visit the Building Department and give the City the documents that we submit to the State to be in compliance.
- Ken Sizemore said that the City could have gotten that assistance for free from Five Counties. Why are we spending money for to have that done when we have assistance right here in the community at no cost?
- Corey Bundy said that he went with Bob Nicholson's recommendation.

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

Voting Nay: None.

Motion Carried.

7. Calendar of Events

- June 7, 2017 City Council Work Meeting
- June 14, 2017 City Council Regular Meeting
- June 18, 2017 Father's Day
- June 28, 2017 City Council Regular Meeting

8. Executive Session: None.

9. Adjournment:

Motion to adjourn by Herb Basso.

Seconded by Ken Sizemore with all members present voting aye.

Meeting Adjourned at 6:56 p.m.

Chris Shelley – City Recorder

Date Approved: _____