

**SANTA CLARA CITY COUNCIL MEETING
WEDNESDAY, AUGUST 23, 2017
MINUTES**

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Regular Meeting on Wednesday, August 23, 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 and Mary Jo (Tode) Hafen
City Manager: Edward Dickie
City Recorder: Chris Shelley

Others Present: Brock Jacobsen, Assistant City Manager; Jack Taylor, Public Works Director; Corey Bundy, Building Official; Andrew Brown; Natalie Brown; Robert Austin; Debbie Austin; Terry Loock, Café Rio Representative; Ben Shakespear; Dresden Empey; Hank Empey; Elle Roberts; Amber Empey; Dotty Empey; Monica Bracken; Anita DeLelles; Ron DeLelles; Abe Empey; Elle Habibian; Terri Draper; Jackie Zapf; Frank Lundquist, Harmon's

1. **Call to Order:** Mayor Pro Tem Mary Jo (Tode) Hafen called the meeting to order at 5:01 p.m. and explained that Mayor Rosenberg is on his way back into town and should be at the meeting shortly.

2. **Opening Ceremony:**

- Pledge of Allegiance: Herb Basso
- Opening Comments: Herb Basso

3. **Communications and Appearances:**

- Will hold comments until the Items on the agenda that they have to comment about.

4. **Working Agenda:**

A. Public Hearing(s): None

B. General Business:

1. Recognize Dresden Empey. Presented by Mayor Pro Tem Hafen.

- Mayor Pro Tem Hafen said that this recognition is long overdue. Dresden was one of the missionaries in the terrorist attack. She said that we are proud of him and explained that Council has a key to the City to present to him for representing Santa Clara so well. She asked him to take a few minutes to tell about his experience and what he is doing now. She expressed love and support to him.

- Dresden Empey thanked the Council for inviting him and for all the work they put in. He said that it was on March 22, 2016 that he and his companion and a Senior Missionary were asked by their Mission President to take a Sister Missionary to the airport in Brussels, Belgium. They picked the Sister Missionary up from the metro and took her to the airport and then after walking through the airport doors, five minutes later, as they were waiting in a baggage check-in line, there was a terrorist about 25 feet in front of them in line and he had a luggage cart with bags with explosives in them. The terrorist set off his bomb and Dresden was knocked unconscious from the blast. After he woke up, his ears were ringing and he remembers seeing a bright orange flash. He was looking for the other missionaries and he couldn't find them lying around him. He went out the front door and he saw his companion. He said they found the Sister Missionary but not the Senior Missionary. They called their Mission President to ask what they should do and the Mission President said to go and find the Senior Missionary. His companion had a piece of shrapnel that severed his Achilles tendon so he wasn't able to walk. Dresden said that his legs were sore and he had some burns on his hands and on his face but he was able to walk so he went and found the Senior Missionary. He said they were able to call the Senior Missionary's wife to let her know they were okay. They called another companionship of missionaries in their area so they could call all the missionaries in the Zone and have them go to their apartments for a little while until things were all cleared up. He then went back to his companion. By then he couldn't walk anymore and after about 15 minutes they took him on a luggage cart to another garage and then took him to an ambulance. He had a lot of shrapnel wounds in his legs. The ambulance took him to the hospital. After a couple of days his parents were able to come. He spent a week in the Brussels hospital and a week in the hospital at the University of Utah. He has been home for almost a year and a half. He was completely recovered after about 3 months. He still has some shrapnel in his legs and the burn on his hand is still healing. He is grateful for the whole experience and the opportunity he has to represent the community. Because of the experience, he wants to pursue a career in emergency medicine. He is working towards being a paramedic and he wants to be a paramedic, a paramedic firefighter or something in that area. He introduced his family to the Council.

- Mayor Pro Tem Hafen presented Dresden with a key to the City.

- Mayor Rosenberg arrived at the meeting.

2. Dixie Regional Medical Center Update by Steve Caplin, DRMC Governing Board Chair.

- Steve Caplin said that Intermountain Health Care has invested in the community with a special focus on patient safety and quality. The investment in this community by Intermountain Health Care has been about \$750 million in programs, real estate, hospital space, medical office buildings, equipment and other services. He said that Terri Kane is the Vice President of the Southwest Region. She sends her best wishes and extends her appreciation as the CEO of the Medical Center and Vice President of the Region to Santa

Clara City. Mitch Cloward was appointed the Administrator of Dixie Regional. Jack Renouf serves as the Foundation Board Chairman. He is responsible for leading the fundraising efforts of Dixie Regional, especially the current capital campaign. Their goal is to raise \$30 million, which is 10% of the overall construction costs for the current project. He summarized the medical center statistics from 2015 and 2016. The trends are all upwards in terms of volume. He mentioned the 25 new credentialed physicians. There are now over 300 physicians. He said that over \$31 million dollars in charity care was given to the community by our hospital. There are four new towers being built to the River Road campus. They are building a women and children's tower, a four-story building that will accommodate all women and children's services. It is located on the north side of the current structure. That tower will be used to facilitate the transfer of all services from the 400 East campus to the River Road campus. There will be a new patient tower, which will accommodate more hospital beds and the expansion of rehab and also some space for a potential partnership with Primary Children's Medical Center. They are also building a cancer services building. They will have some very advanced equipment and a research partnership with Stanford University. He introduced Terri Draper who is the Director of Communications for the Southwest Region of Intermountain Health Care.

- Mayor Rosenberg asked when the construction will be done.

- Terri Draper stated that the ER will be done in January or February. The second building to be done will be the building on the Southeast and they are anticipating that to be done sometime around July 2018. Then the cancer center will be done and then the women and children's building. She said they are anticipating a grand opening celebration on September 8, 2018.

- Steve Caplin said that this project adds 500,000 square feet of hospital space to the existing hospital so in our community we will have 1,000,000 square feet of hospital space.

- Mayor Rosenberg asked if parking was going to be extended.

- Terri Draper said yes. She explained where the parking will be and where the parking for employees will be.

- Ken Sizemore asked what is going to happen with the 400 East campus.

- Terri Draper said that the proposed changes are to build a senior living center there. She explained their vision of a senior living center. She said they believe that would be a great location for an assisted living and a senior community so that is what will be proposed but they don't know if it will be able to be funded yet. It would stay under Intermountain Health Care ownership.

- Ken Sizemore asked about one of the statistics listed on the 2016 Statistics & Accomplishments flyer, the turnover rate.

- Terri Draper said that is employees that turnover in the first year.

- Tode Hafen thanked them for their efforts in the community.

- Mayor Rosenberg stated that they have a tremendous staff and do a great job and asked that be passed along to them.

- Steve Caplin said that Intermountain Health Care is very generous with other health care providers in the community: The Doctor's Volunteer Clinic, school clinics and the St. George Family Care Clinic all receive significant funding and clinical support from Dixie Regional. IHC is a not for profit facility. There is no financial goal to return a certain amount of investment proceeds or returns to outside investors or shareholders. The shareholders are the citizens in our community that are served.

3. Presentation by Miss Santa Clara, Elle Habibian.

- Elle Habibian, Miss Santa Clara, said that Swiss Days is coming soon and they are trying to get the float ready. She said that for the float they would like to include some Veterans and other people who have impacted the community to join them on the float. She asked the Council if there are some people they would like to see be involved on the float. She asked the Council to think about that. She said she wants to recognize these people and that it is a good opportunity to do that.

- Mayor Rosenberg said that Tode did a lot of research for the Veteran's Memorial of all the WWII Vets.

- Tode Hafen said that there are four WWII Vets that are still living.

- Mayor Rosenberg said that Ken Sizemore is a good resource with the VFW and Chief Dan Nelson could give them some names of volunteer Firemen and Policemen that have done some pretty cool things. He suggested getting with Ed Dickie, City Manager, he could get some of that information to them also.

- Tode Hafen said that on the Monday before Swiss Days, September 18, to kick off Swiss Days there will be an unveiling of the glockenspiel in the clock tower at 7:30 and she invited the princesses to come. Some of the residents that are famous for their homemade donuts will be on hand that night to cook their donuts.

- Ed Dickie asked Tode and Ken to give him a few names so he can email them to Miss Santa Clara. He will get with Dan.

4. Consider a Zone Change from R-1-10 to Commercial on 0.55 acre, located at 2357 Santa Clara Drive (Jerry Frei, Applicant) and approve Ordinance 2017-20. Presented by Corey Bundy, Building & Zoning Official.

- Corey Bundy said this is to allow for conversion of the existing single-family dwelling into a commercial property. The applicant has indicated that he is interested in operating a consignment furniture store at this location. The General Plan, Plan Use Map shows this property as future commercial so the request is consistent with the General Plan. At present the applicant proposes to only develop and use the north half of the property, which is the area of the existing home. There is property to the rear of the home, which can be used for parking, and access to the area will likely require one-way circulation in which exit from the opposite end of the property. A concealed site plan for the northern half of the property was presented in Planning Commission. A more detailed site plan showing egress and ingress drives, parking and landscape is needed before the business license can be issued for the property. Planning Commission recommended approval of the request for the zone change on the entire 0.58 parcel but no development may occur on the back half of the property until the detailed site plan is submitted for the area. The applicant will need to install street improvements along Arrowhead Drive frontage at the time the back portion of the property is developed. The Planning Commission also approved the zone change on the entire parcel that is consistent with the General Plan. The applicant is going to request to delay the asphalt. He said it was discussed about having a gravel parking lot but the Historic District is the only area that the Planning Commission has the authority to recommend other than asphalt. The City's current Zoning Ordinance, 17.32.080, says "every parcel or property used as a parking lot shall

be improved with paved surface approved by the City Engineer and have an appropriate bumper guards or where they're adjacent to residential shall have lights that reflect away from adjoining residential." It meets the parking requirements for the parking spaces there.

- Mayor Rosenberg asked if the driveway they are planning to use is on the southeast side of the house.

- Corey Bundy said that on the east side of the house they are planning on putting a retaining wall because it drops off substantially. The parking would be at the upper level. The retaining wall would have a fence on top of it all along the east side and along the south side to create that parking area.

- Mayor Rosenberg asked if there was any concern on Staff's part on for lining the driveway up with Dutchman's across the street. Are we going to have left hand conflicts?

- Corey Bundy said that because there is a center lane he doesn't think there is a big conflict.

- Mayor Rosenberg asked if there was just an entry on that side.

- Corey Bundy said yes. They asked the applicant to mark the entry and then mark the exit. It's just a one-way in.

- Mayor Rosenberg asked if there is going to be a conflict with a car going westbound to turn in with a car going eastbound turning into Dutchman's. Is this going to come back with a site plan approval or is this it?

- Corey Bundy said this is it. If they want to develop the southern portion of it, it would come back. This zone change is for the whole parcel. They don't plan on improving the southern portion.

- Herb Basso said to maybe have them switch the in and out so it's further away from the conflict of left turns into Dutchman's.

- Mayor Rosenberg said the engineer can look at it. Are they going to be doing away with the circular drive in front or is that staying?

- Corey Bundy said they are going to leave it. He said that there shouldn't be patrons coming up the front. The residential ordinance says you can have 50% of your overall frontage.

- Mayor Rosenberg said it will create a massive conflict. They won't need that much driveway cut. They can make it a lot safer with some tweaks to the plan. When it comes back through for site plan review the City Engineer should look at it.

- Toed Hagen asked if that property is still one piece.

- Corey Bundy said it is all one piece.

- Herb Basso said to check the minutes of the meeting because they had quite a discussion. One motion failed and one motion included not having that commercial property go on Arrowhead.

- Corey Bundy said that part of the recommendation was that they would have to come back before they put a road through to Arrowhead and provide a site plan. They don't want to develop the south portion.

- Mayor Rosenberg said the zone change is for the entire lot but the site plan approval is just for the front and they can't connect that driveway through to Arrowhead until they site plan the whole thing.

- Herb Basso said that there are 3 or 4 more properties that could be commercial and thus would follow suit and want to exit or enter on Arrowhead. He doesn't think commercial

should come on to Arrowhead.

- Corey Bundy said that right now that is not part of this zone change proposal.
- Herb Basso said he is surprised that Jerry Frei is the applicant. He asked if he really was the applicant.
- Corey Bundy said he was the applicant and it subsequently sold. The whole piece was sold.
- Herb Basso asked if Jerry was still involved.
- Jackie Zapf said that when she purchased the property it was listed as commercial property and then it was realized that it was still zoned residential so she is here petitioning to see if it can become commercial. The realtor listed mistakenly as a commercial piece of property. That is why Mr. Frei's name is on this. As for exiting on to Arrowhead that is not even on the ticket right now. That's years down the road. She said she is just interested in the front piece of property right now and being able to enter and exit that way they have parking available. She said she is interested in taking the front part of the cement and marking it as handicapped parking only. She is also proposing to take the front door and make that the back since the parking is going to be in back so they will switch it around.
- Mayor Rosenberg asked if the parking is all going to be on the upper level.
- Jackie Zapf said it is all going to be at street level. It will all be ground level with the safety fence up on top.
- Herb Basso asked if there was something she could do now that would allow her to do what she wants and still have the exit on the main road such as a wider driveway.
- Jackie Zapf said she is not proposing to exit at all on to Arrowhead. Right now, all the traffic will be on and off Santa Clara Drive. She said she was going to utilize the carport for some of the exterior outside furniture.
- Mayor Rosenberg said that with the commercial zone she could close the carport.
- Jackie Zapf said she is thinking about putting a wall on one side but not enclosing the whole thing.
- Ken Sizemore said he didn't see a lot of detail on landscaping.
- Mayor Rosenberg said that this is not the final site plan. It's a commercial zoning, it's not a PD. It doesn't have to have the level of detail we would expect on a PD. She must provide the information as part of her site plan approval. But site plan approval doesn't come back to Council.
- Ken Sizemore asked if that included signage.
- Jackie Zapf said that signage is later too. She said she has plans for signage and most of it is going to be right on the building itself. She doesn't think there is enough room out front to put a sign. The sign will be on one of the walls of the carport so you can see it going east on Santa Clara and there will be another sign hopefully on the front of the house.
- Ken Sizemore asked if she was anticipating any major renovations to the structure itself or is it going to remain as it looks right now.
- Jackie Zapf said nothing on the outside except the one wall and the front door will be changed. She said she is going to do all desert landscaping and no grass. In the front u-shaped section, there will be gray gravel with boulders and around the house there will be dressed windows and they will have metal window coverings and gray gravel all around the house and the rest will be road base.
- Corey Bundy talked about signage and that we encourage monument signage.

- Jack Taylor said that with the properties next door would the applicant be amenable to having access for other businesses.
- Mayor Rosenberg said Jack is talking about shared access where if the properties on both sides of her develop commercial fronting the highway that those entries can be shared so the parking lots connect.
- Jackie Zapf said she is hoping they do develop because that would be beneficial to all concerned.
- Mayor Rosenberg asked if she owned the garden property to the east.
- Jackie Zapf said no she didn't. She asked if she would be able to postpone or delay the pavement part of it and she would put in paving for the first 20 feet to prevent rocks from coming out onto the highway. She said she is a small business and she has gotten one bid on paving and it's \$27,000 and that's a lot of money for her at this time. Just for the road base it's almost \$10,000.
- Mayor Rosenberg asked Jack Taylor is there is a delayed improvement agreement. Is that something we can do?
- Jack Taylor, Public Works Director, said that we have done it before in other businesses where they have done a hard surface as long as emergency vehicles can get in there as long as we don't have a tracking problem.
- Mayor Rosenberg asked if it was within the realm of the Council to grant that.
- Jack Taylor said he thinks so.
- Corey Bundy said he suggest something be written up so that we don't set a precedence so everyone doesn't want road base instead of asphalt. There should be parking pads out front with a limitation on how much time before the whole thing happens.
- Mayor Rosenberg said that is what he is suggesting, a delayed improvement agreement, which means she will agree to do it but we are giving her time. It would be a condition of the zone change approval then the agreement would be recorded with the property.
- Ken Sizemore asked about the property between this parcel and the commercial development there to the east. Is it zoned R-1-10 or commercial?
- Corey Bundy said that it is zoned R-1-10 but the Master Plan shows it as Main Street Commercial.
- Ken Sizemore said that the Council has the authority to zone more than this parcel so why are we zoning just this parcel commercial and leave R-1-10 sitting between existing commercial and this proposed commercial?
- Mayor Rosenberg said that Council could probably do that but not right now because it wasn't advertised that way.
- Corey Bundy said also we didn't have an applicant coming forth asking to rezone his property.
- Mayor Rosenberg said the property owner didn't necessarily have to but it would have to be advertised properly and have the Public Hearing properly. He said the City can zone it without the applicant request.
- Corey Bundy said he could ask Roy if he would like to do that. He may not want that because of taxes.
- Jackie Zapf said that the people on the east side of her have expressed interest in how this is going to go because they are zoned as commercial.
- Jarett Waite asked how long the delay would be for asphalt.
- Jackie Zapf said she is asking for 2 to 3 years. Having to put it in right now would be a financial burden. If Council tells her she needs to do it now, she will have to get a

personal loan to do that

- Mayor Rosenberg asked Council if they are okay with a 2-year delay.
- Herb Basso said that if we are going to help the business flourish there; he is okay with 3 years.
- Mayor Rosenberg said to do 2 years and they can come back and ask for an extension.
- Ken Sizemore asked where we are drawing a line because all the neighbors to the east put in pavement when they started. He said he considers the Historic Business boundary where that makes sense. Are we ready to give that kind of a dispensation in this commercial zone when all of the other commercial developments have been required to pave?
- Mayor Rosenberg said that the car lot didn't pave until later.
- Ken Sizemore asked if they had an agreement to do it later.
- Mayor Rosenberg said he isn't too worried about the precedent as long as there is a delay agreement and there is a deadline.
- Jarett Waite asked about all the cuts in the sidewalk.
- Mayor Rosenberg said there needs to be a circulation plan as part of her site plan approval and that will solve the problem. Some of the driveways may be able to be moved in the future when some of those adjacent businesses develop so they line up across the street and there isn't that conflict.
- Ken Sizemore said he wants to confirm that the roofline is not changing.
- Jackie Zapf said she is not doing anything structural on the outside of the building. Walls will be changed inside to make more room for display.
- Tode Hafen asked if she was planning to live in the home as well.
- Jackie Zapf said it is all going to be business. It's going to be called Class Act Consignment.

Motion to Approve a Zone Change from R-1-10 to Commercial on 0.55 acre, located at 2357 Santa Clara Drive (Jerry Frei, Applicant) and approve Ordinance 2017-20 with the following conditions: Follow what was stipulated by the Planning Commission that no development occur on the back half of the property until a detailed site plan is submitted for that area and that there be a delay development agreement that the parking lot be paved within 2 years.

Motion by Jarett Waite, seconded by Tode Hafen.

- Ken Sizemore said he wanted to comment for the record that it's obvious that this property will never be used again for residential and this is what the General Plan calls for and it meets the objectives of what we are trying to accomplish along Santa Clara Drive.

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

Voting Nay: None

Motion Carried.

5. Consider a Zone Change from R-1-10 to Historic District/Mixed Use Zone on 0.31 acre(lot), located at 3199 Santa Clara Drive (Ron & Anita DeLelles, Applicants) and approve Ordinance 2017-21. Presented by Corey Bundy, Building & Zoning Official.

- Corey Bundy said that this is also neighborhood commercial for Santa Clara Drive

frontage within the Historic District. It's one lot on 0.31 acres. The proposal is to allow the homeowners to conduct a pet therapy business in the detached accessory building located next to their home on Santa Clara Drive. Their business has been operating in St. George for the past 4 years. The business name is Woof! Center for active pets. They provide health and wellness services for pets. The business proposes to also offer pet obedience training in small group settings, 3 to 4 students. The existing detached garage is 400 square feet and the applicant proposes to add more floor area to make the building approximately 1,000 square feet in size. The applicants live at the address and plan to continue living on premises in the existing home. The rezoning request is consistent with the General Plan, which designates frontage along Santa Clara Drive as commercial or mixed use. The Heritage Commission considered the rezone request and proposed expansion remodel of the detached garage on August 8, 2017 and the Heritage Commission recommends of the remodel and expansion of the garage with the proposed off-white painted brick and brown trim. Also, the Heritage Commission recommends existing gravel parking area adjacent to the existing driveway be allowed to remain in gravel except that if a handicap parking space is located there then it would need to meet the ADA requirements for hard surface. The Planning Commission recommends approval of the rezone to the Historical Mixed Use Zone to allow for the pet therapy business to operate at this location. The applicant stated that no overnight pet boarding would be allowed and generally there is only one client there at a time coming to the property. He said he has met with the applicant on their proposed addition. They will be putting a handicap area in on the hard surface but would like to keep the remainder gravel. They will have a vinyl fence around the backyard. There is a sump pump on the exterior of the building. They own it and maintain it.

- Ken Sizemore asked that since this is in the Historic District has signage been identified and described.

- Corey Bundy said they would have to come to the Heritage Commission and talk to the chairman to approve the sign and then they would have to fill out an application to install the sign. It will have to be a monument sign and he hasn't seen any details on it yet.

- Mayor Rosenberg asked if this building was in the flood plain.

- Corey Bundy said that none of the buildings are in the flood plain.

- Herb Basso said we want to make sure the number of clients is in print somewhere so that won't change.

- Corey Bundy said that it states that they would only have a certain number of clients. The applicant is proposing small group setting of 3 to 4 students.

- Herb Basso told the applicants if they wanted more than that now is the time to ask before it could become an issue.

- Ron Delelles said that the size of the property and the training area only warrants them to have 4 students maximum. Their theory is a maximum of 4 training at one time. Individual owners are always with the dog. He said that 6 dogs could potentially be on the property at the same time. He said that in obedience class it would be very rare to have them all barking. It's an equivalent if they had 3 or 4 dogs of their own. He said he would be okay to limit it to six at any time on the property, 4 in the class. He also said there will be 2 part-time employees and his wife.

- Ken Sizemore said his concern is the parking. Where is he going to put the employee parking and the customer parking with only 5 spaces?

- Ron Delelles said the carport will be their private parking and they can fit 4 cars plus

- their personal cars. When there is a class going on there may be some spillover but they are open to some suggestions. Only one part-time person will be working at a time.
- Ken Sizemore said that with a class there could be a potential of 4 clients parked there and the part-time employee and their own personal vehicles.
 - Tode Hafen said that in the Historic District they allow on street parking.

Motion to Approve a Zone Change from R-1-10 to Historic District/Mixed Use Zone on 0.31 acre(lot), located at 3199 Santa Clara Drive (Ron & Anita DeLelles, Applicants) and approve Ordinance 2017-21 including the Planning Commission conditions.

Motion by Tode Hafen, seconded by Herb Basso.

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

Voting Nay: None

Motion Carried.

6. Consider a Zone Change from R-1-10 to Historic District/Mixed Use Zone on 0.45 acre (2 lots), located at approximately 1401 Chapel Street (across the street from the Post Office), (Leroy and Robert Austin, Applicants) and approve Ordinance 2017-22. Presented by Corey Bundy, Building & Zoning Official.

- Corey Bundy said that this is Historic District Low Density Residential. The project location is west of Chapel Street. The proposed request is to allow the construction of two duplexes, one on each lot. The two duplexes are presently vacant and front on Chapel Street. One lot is 0.32 acres, 10, 018 square feet and the other is 0.22 acres, which is about 9,583 square feet. The applicant request a zone change to Historic District Mixed Use Zone, which requires the minimum lot size of 8,000 square feet. The recently amended Historic District Mixed Use Zone was recently amended to address residential density issues and other land use issues. The Historical District Mixed Use Zone is specifically intended for the Historic District and allows and promotes mixed uses and allows both single family and two-family dwellings. Two dwellings are permitted subject to certain location criteria, one of which is properties that do not front on Santa Clara Drive and have at least 8,000 square feet in lot size may construct a two-family dwelling subject to design approval by the Heritage Commission and the Planning Commission. The Heritage Commission considered the rezone request and design of the proposed duplexes on August 8, 2017 and recommend approval, subject to the condition that the two duplexes have a different or unique look, rather than both looking the same. The applicant agreed to this stating that the duplexes will have different colors and some difference in exterior materials, one with partial brick exterior and the other with partial stone exterior in addition to different colors. Both duplexes are proposed to be single level building with approximately 990 sq. ft. of living area each. Each duplex will have 2 carports and 4 off-street parking spaces. The Planning Commission recommends approval of the zone change to the Historic District Mixed Use Zone, subject to the requirement of the Heritage Commission that each duplex have a different appearance. They will both face the post office and meet the requirement of setbacks for that zone. He showed a rendering of what has been submitted to the Planning Commission.

- Robert Austin said that each unit will have one covered and one uncovered parking space a single carport on the end of each duplex. Both structures will have the same interior floor plan.
- Mayor Rosenberg asked Jack Taylor that when Chapel Street gets revised will it change this property at all.
- Jack Taylor said no.
- Mayor Rosenberg said they are two existing lots so they don't have to go through the subdivision process.

Motion to Approve a Zone Change from R-1-10 to Historic District/Mixed Use Zone on 0.45 acre (2 lots), located at approximately 1401 Chapel Street (across the street from Post Office), (Leroy and Robert Austin, Applicants) and approve Ordinance 2017-22.

Motion by Herb Basso, seconded by Jarett Waite.

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

Voting Nay: None

Motion Carried.

11. Discussion on Commercial Street Impact Fees. Presented by Jack Taylor, Public Works Director.

- Ed Dickie, City Manager, stated that this is going to be a two-part discussion. A representative from Harmon's and from Café Rio are here. They are concerned about the Street Impact Fees so that is what we want to discuss. Jack Taylor handed out a paper showing comparisons and where we fall in those fees. He said that building these pads, that is something new for the City so we have been trying to figure out the best way to collect Impact Fees from them. There has been a little confusion and when Harmon's paid for the pad they felt that everything was paid for including Café Rio at that time. When we went back and looked that over there was still quite a bit left that Café Rio would be paying for. We are looking at it as each a tenant, when they come in and do a tenant improvement they would pay their portion for whatever that use is and the square footage of that use which makes their amount quite significant. They paid for the first 1,000 sq. ft. and there is still 2,200 sq. ft. that they would be responsible for. They are asking to reduce or waive that. He said he wants to give his recommendation. Because our fees are a little bit higher we really are in need of an economic benefit to the City. He said he would be comfortable collecting 32% of their fees just as we did with Harmon's, which means they would owe an additional \$285.00. He talked to Matt Ence before the meeting and he was okay with it. With the 32% we are within the ballpark of the other cities and what they charge at this time.

- Mayor Rosenberg asked if Ed is proposing they pay 32% of the fee for all of the commercial items.

- Ed Dickie said just those that are sales tax based. There are 6 types of these businesses there. Banks, industrial and manufacturing, their numbers are more in line with what the other cities are. The supermarket down to the convenience stores are similar as far as what they do for the City as far as economic benefit. We don't get a lot of sales tax from a bank but we get a lot of traffic going in and out of there. This is just the street impact fee we are talking about.

- Herb Basso talked about being mindful of the money needed for the cost of roads.
- Jack Taylor reminded Council that Harmon's did participate in paying for the traffic signal up there. That was around \$75,000.
- Mayor Rosenberg said that the part he wants to make really clear is that the City gave Harmon's that discount and part of that is because they helped pay for that traffic signal. What Ed is suggesting now is making that discount Citywide.
- Ed Dickie said that it is for any new business. Maybe the 32% should just apply to Harmon's because they did contribute to that light. But he thinks there needs to be some consideration.
- Mayor Rosenberg said that Harmon's needs to be given the discounts because they have participated in the offsite improvements and it would be very easy to justify giving that same discount to other businesses that were part of that Harmon's square. We probably should go back to our Capital Facilities Plan for transportation and look at those in other areas of the City. The justification for the discount was that they had paid that money. Citywide he doesn't know if he is comfortable with everyone getting a 68% discount just because.
- Herb Basso said he agrees that participation merits this consideration of discount and anyone in that is in that development it applies.
- Mayor Rosenberg said that when new businesses come in they may have to put in a signal or do outside improvements and we can work with them on that fee or we can go back and revisit that item and change the impact fee. The impact fee that has been established is based on capital improvements that are needed and projected and if we discount them all we won't have the money to build them so the street revenue fee will have to be raised and have all the residential properties in town pick up the difference. That is his concern in going citywide with it. It can be justified on the Harmon's corner because of the improvements that have already been made.
- Ed Dickie said that makes sense. We need to have the fees looked at again.
- Mayor Rosenberg said that he feels the fees are out of whack.
- Jack Taylor said that we have to remember that we are going to be building a bridge and an underpass up on Rachel Drive behind Harmon's where the trail is coming across and these are two really expensive items that are driving those costs quite high.
- Mayor Rosenberg said we need to plan for those so if we are going to do this and if we decide that Council wants to do it citywide, some of the rest of those are going to have to go up or the street fee is going to go up or we pull money from the General Fund.
- Jack Taylor gave Council a copy of the Impact Fee table and said it shows where we are at and said he feels we need to look at it and make some changes. They are definitely a lot higher. That is his recommendation.
- Frank Lundquist, Harmon's Representative, said how much he appreciated Council and Staff because some cities do not work with you and Santa Clara's street impact fees were very high at first but the City reduced it. The City has been awesome to work with and he said it is the best city so far he has had to work with. He thanked the Council sincerely.
- Herb Basso asked how many commercial units will be on Harmon's corner.
- Frank Lundquist said there will be four pad sites. Three more to be built.
- Terry Looock, Café Rio Representative, reminded Council that they have put in an awning on the side of the building. They weren't going to put an awning on it but they learned that was what the City Council and the City wanted so they put a \$30,000 awning

up. Then the building permit was \$75,000 but it was reduced to \$23,000 and it would be nice to reduce that to help offset the cost of the awning.

- Mayor Rosenberg said that the awning was part of the PD document.
- Terry Looock said that the building was designed without an awning. The plans that were submitted to and approved by the City does not show awning on the side of the building. It shows the patio concrete but not an awning.
- Mayor Rosenberg asked how the zone change was approved. The zone change approval is the controlling document.
- Terry Looock said it doesn't matter now they are putting in an awning. His permit has been approved. He said he is just saying that is another shock to Café Rio. He said they are building 22 restaurants this year and if you start adding \$30,000 22 times.
- Mayor Rosenberg said that the awning has to happen because it's part of their titlement. To reduce their other impact fees would have to be a separate action. The impact fees are based on the impact of the project such as water, power, and storm drainage. He asked if the 32% item is where it ends up, the \$23,000.
- Ed Dickie said that right now there is \$26,000 remaining. If Council approves the 32% they will only owe \$285.00.
- Mayor Rosenberg asked how the \$285.00 sounded to Café Rio.
- Terry Looock said that was good. That would be great.
- Andy Brown, Bone Appetite Representative, said his wife Natalie started this business 12 years ago.
- Natalie Brown said they have been in negotiations with Harmon's for about two years on this same pad that Café Rio is going in on. When they were ready to sign, it came to a halt because of the impact fees. She said they are a small business and wanted to bring some attention to the importance of small business. She thinks the City wants more unique high-end businesses. She said they contribute to the community. They sponsor all of the county canines including the Sherriff's department, they are active members in their church and she is an active member of the Assistance League (where they cloth below poverty level children in the Washington County School District) and is involved with the Dove Center.
- Brock Jacobsen, Assistant City Manager said their impact fee would be \$562.00 per 1,000 sq ft.
- Natalie Brown said their square footage is 2,300.
- Ed Dickie said with the 32%, their impact fee would be \$413.63 for just the Street Impact Fee.
- Brock Jacobsen said it would be \$562 times 2.3 would be the total before any discounts.
- Natalie Brown asked where the other impact fees are coming from.
- Ed Dickie said they haven't sent the Browns anything yet.
- Andy Brown said they are going off of is what the landlord is telling them so they were about a day away from signing the lease and Harmon's has decided to put a hold on it because they're telling them the City wants to charge the tenants \$50,000 each for the impact fees. Harmon's said they won't go ahead building the project.
- Ed Dickie said that this might be something between them and their landlord. They built the pad and they are paying for the pad and they may be wanting you to help pay the fees. They had to pay impact fees for the shell and they may be distributing that to each tenant that comes in and we look at each tenant that comes in and how much square footage and what their use is and calculate their fee. He said their fee from the City isn't

going to be anywhere near \$50,000. Perhaps Harmon's is breaking that up for the tenants and that is where the additional fee comes from.

- Natalie Brown said that the CFO of Harmon's talked to them today and specifically told them that it is the City of Santa Clara charging that and that Harmon's has already spent a half a million dollars in impact fees for their pads and an additional \$100,000 for their own grocery store. So everything has had to come to a halt.

- Jarett Waite said that Jack Taylor's letter explains this really well. The impact fees for the shell were based off of 1,000 sq. ft. for each tenant and money would be due later on including a building fee, an electrical connect, electrical impact fee, street impact fee, maintenance deposit and State fee. For the tenants, we didn't know exactly how the space would be used. We did this based on the shell and now there are extra impact fees that we have delayed and now it is who pays for that.

- Ed Dickie said that those fees are what is going to be sent to each tenant. So whatever Harmon's has already paid for the Browns, if they are going to ask the Browns to help pay them, that is between them and Harmon's. The City did require from them the impact fees. That is up to them if they pay that or pass the cost on to the tenants. The City is just going to send the Browns the building permit fees for those specific ones and their square footage and the usage will be calculated into that. The Street Impact Fee is the one that is a little higher than other cities. That is the one that Council is being very generous and reducing so the Browns would come to around \$400.00 where normally it would be over \$1,000.

- Andy Brown said that what they are asking tonight is that the City considers the sales tax revenue that will be generated by them. Would the City be gracious enough to provide that discount to Harmon's so they can be a part of that project and the Browns can help the City to grow?

- Ed Dickie said it looks like the Council will be passing the Street Impact Fee discount for the Harmon's piece. The other impact fees are in line with the other cities.

- Mayor Rosenberg said the impact fees are paying for growth. It's saying the new growth pays its share of the cost for the infrastructure to provide for the growth and we don't saddle the existing residential customer with that burden. The City hasn't ever waived impact fees. The discount Harmon's is getting is because they paid previous. They took out their building permit before the recession, they paid some significant dollars that they were given credit for when they came and pulled the permit later.

- Natalie Brown asked what other impact fees are included besides the street impact fees.

- Jarett Waite said there's a building fee, plan review fee, electrical connect, electrical impact, street impact. It is really between a tenant and their landlord as to who pays those. He suggested to the Browns that they may want to go back and renegotiate those.

- Ed Dickie asked if they knew how many amps they were going to need.

- Mayor Rosenberg said they could come in and sit with Jack and Corey and they could get them an exact number.

- Natalie Brown asked if the building fee will go off of what her contractor comes in and does.

- Ed Dickie said that she will want to talk to Corey Bundy and Jack Taylor and they can give her a good estimate of what the Brown's fees are going to be from the City.

- Corey Bundy said that just looking at it the whole total would be less than \$5,000 not the \$50,000.

- Jack Taylor said that there has been a lot of confusion between Harmon's and their

tenants so we need to make sure we have better clarification between what Harmon's is doing and what the City is doing.

- Mayor Rosenberg said that when the shell building permit and impact fees are paid that there is a really detailed letter or agreement that both side acknowledge so Harmon's is aware that these are fees that have not been paid that they need to work into their leases or they will pay them so that can be shared with future tenants so we don't get that confusion.

- Ed Dickie said that Jack and Frank were going to talk and figure something out that works.

- Jarett Waite said that right now Harmon's has paid \$11,912 for Street Impact on that building just for Café Rio. How does that work for future tenants? It's almost like Café Rio gets a bonus because they are the first ones in.

- Ed Dickie said that is between them and Café Rio. Harmon's may have Café Rio reimburse them. The others are going to pay their full amount minus the 68% or whatever Council approves.

- Mayor Rosenberg said that the only motion tonight is going to be the discount on the Street Impact Fees for the Harmon's corner only.

Motion to Approve extending the 32% rate for Street Impact Fees for the Building Pads inside the existing Harmon's Planned Development Area.

Motion by Ken Sizemore, seconded by Jerry Amundsen.

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

Voting Nay: None

Motion Carried.

10. Street Fee Discussion. Presented by Brock Jacobsen, Assistant City Manager.

- Brock Jacobsen reminded Council that at the previous meeting the Street Maintenance Fee was discussed and the commercial side of the maintenance fee at that discussion we talked about basing it on the number of trips. He said he figured it by commercial that produce less than 100 trips, commercial between 100 and 199 and commercial 200 plus. He took the average of what all the commercial businesses in the City that produced less than 100 trips and took the average of what that equates to a single-family equivalent and that comes out to 1.5 times. He took the businesses that do between 100 and 199 trips and averaged that out and that was 7.3 times a residential and then commercial C which is greater than 200 trips would be 27.2 times a residential unit. That is what the Commercial Maintenance monthly street fee would be. That would be his recommendation. He said they had talked about ERU's, he figured it out based on ERU's and that is on the spreadsheet also.

- Jarett Waite asked if this is similar to how Provo City does it.

- Brock Jacobsen said it was.

- Jarett Waite said that this makes sense to him.

- Ken Sizemore asked why there was a big jump from 7.3 to 27.2.

- Brock Jacobsen said that there was only one business in the traffic study that produces more than 200 trips. That is also based on 1,000 sq. ft.

- Mayor Rosenberg said that we're to the point now that Council needs to give Staff

direction on what action item to put so we can do a Public Hearing and move on.

- Brock Jacobsen said that if the residential fee changes then the commercial will change as well. He showed on the spreadsheet an increase over five years.
- Jarett Waite said he wished there were more cities to compare against but we may end up leading for a small city to do this. He is okay with what Brock has come up with and doesn't think it will be that big of a deterrent for businesses. Most of our businesses will be in the 7.3 range or less.
- Jerry Amundsen asked where Brock determined the number of trips per business. If a business comes to town how do we determine the amount of trips.
- Brock Jacobsen said what he used was the street impact fee analysis that we had done in 2015.
- Mayor Rosenberg asked if there is an ITE chart we could go to.
- Jerry Amundsen said there is but it's not really a chart, it's a thick book. A trip distribution manual breaks businesses down by the types of uses.
- Brock Jacobsen said he has been on line looking for any type of clarification for what type of businesses but he couldn't find anything.
- Jerry Amundsen says the chart does reference the ITE chart. Brock is probably covered with that.
- Brock Jacobsen asked Council what they want him to bring back.
- Jarett Waite said the question is, is it commercial only or are we also talking about an increase on the basic road fee.
- Mayor Rosenberg said he thinks we have to. We have to do it and let residential bump commercial up.
- Brock Jacobsen asked if it should be by a percentage each year.
- Mayor Rosenberg asked the Council if they want to include commercial. He said that three of the Council members said to include commercial. He asked Council if they wanted to look at an incremental increase in the Street Maintenance Fee. Do they want to bump it up to a specified number now so we generate a certain dollar amount of revenue and then bump it annually after that?
- Tode Hafen asked if the Legislature will address this. She said the hard part about this is that it should be on a Legislative discussion.
- Mayor Rosenberg said they did address this and the voters said no. He said they probably won't do anything relative to this. We need to address this now so we can pay the bills.
- Tode Hafen said we do need to address it now but she doesn't want to get into anything long term
- Mayor Rosenberg said that it can always be lowered. He reminded the Council that the water rates and power are being done incrementally.
- Brock Jacobsen said that when you do incremental you take care of the shortfall and you stay behind and never get where you need to be which was why with water the last time there was just one rate. He said we can survive going on an incremental. This will continue to help with roads that need to be maintained and developed and we have the projects.
- Mayor Rosenberg said that he thinks what Brock is saying is there needs to be at least a 10% incremental. So, do we want to do a 20% to at least get a little bit ahead and then 5% the year after that?
- Jarett Waite said that if we want to cover the \$50,000 put in the General Fund, we have

to go to \$4.00 every year to not put General Fund towards it. He said he hates to go that high but that is how high it needs to be if we don't want to put General Fund into Streets.

- Mayor Rosenberg suggested 15%. It would be around \$70,000 over five years. He said we should be looking at a base jump to \$3.20 right now and then do a 10% incremental after that.

- Brock Jacobsen asked if 5 years should be the maximum or 6 years.

- Mayor Rosenberg said to start at 10% a year and then see where it falls. Right now, the \$3.20 would get that \$50,000 back. He said that if you get to \$3.20 you might be able to get by with a 5%.

- Brock Jacobsen said that he and Jack discussed looking at it every year with the budget even if it's a small increase to deal with inflation and things going up to be able to continue to cover those costs.

- Jack Taylor said just looking at Vineyard, if we are going to pay for the asphalt we have to get some funds.

- Mayor Rosenberg suggested having a \$3.20 base rate and a 5% escalator every year and include the commercial.

- Jack Taylor said that this is the last year for the bond for the road on the Heights. That is going to free up \$50,000.

- Mayor Rosenberg said that Brock will bring this back in a final presentation and Council can look at the presentation and set the Public Hearing.

- Brock Jacobsen said he can bring it back for the Work Meeting on September 6 and Council can look at it then because the next time won't be until the end of September.

- Ed Dickie said to bring it back at the Regular Meeting in September and set the Public Hearing for October.

7. Consider Approval of RFP for engineering on bridge. Presented by Jack Taylor, Public Works Director.

- Mayor Rosenberg said that he has a conflict of interest because he is on one of the teams that submitted a proposal so he is going to excuse himself. He asked Tode Hafen to step in as Mayor Pro Tem. (Mayor Rosenberg stepped out of the room.)

- Jack Taylor said they sent out a request for proposal for the South Hills bridge over the Santa Clara River and they put together a RFP and sent that out and there were four different firms that responded back. They were Alpha Engineering, Horrocks Engineering, Sunrise Engineering and Bowens and Collins Engineering. They discussed who should review the proposals and Ed, Jerry and he reviewed them and came up with the numbers (that he showed to Council). They are all really good firms. He reviewed the totals of the proposals. Staff's recommendation is to move forward with Bowens and Collins.

- Tode Hafen asked if these firms are all local.

- Jack Taylor said yes, all of them. He said that Jerry knows these firms really well. On the financial side, once we select a firm then we will discuss what the costs are and if we can't come to some agreement then we will go to another firm.

- Jerry Amundsen said that rather than it being a cost type bid it was a qualification bid.

- Jack Taylor said that Bowens and Collins actually do the City's engineering. All of these firms are actually in our engineering pool.

- Jerry Amundsen said that Bowen and Collins have local experience on their team. They

are familiar enough with the area.

- Jarett Waite talked about seeing ideas on how the bridge will look from different firms. How does that play into this decision tonight?
- Jack Taylor said he doesn't know if it's worth it to put that money up front and have the different firms come up with a design. We need to create a committee and get them together and come up with a design we want. We also want to include the developer on the other side of the river who is going to be involved in this project. Once we get that committee put together we need to come up with what we want and that is going to have to be done quickly and get the engineer working on it. We need to decide on the engineer and go from there.
- Jerry Amundsen said to have each firm do a design would cost the City a little bit and whoever doesn't win the bid, that money doesn't go into the project. It's lost.
- Jack Taylor talked about the huge expense of a covered bridge and suggested other things that could be done to make it fit into the downtown area.
- Tode Hafen asked which firm Jack would recommend.
- Jack Taylor said he recommends Bowens and Collins. Their score came out higher. They are close. If we can't come to an agreement on fees, then he would suggest Horrocks.
- Jerry Amundsen said they are both qualified.
- Ken Sizemore said they are so close but Horrocks bumped up on "identifying risks, challenges, conflicts and potential litigation". Is that a topic we really want to key in on? They appear to have a higher score in that area.
- Jerry Amundsen said they had a higher score because they listed out some risks in a table and the other two firms talked about it in a paragraph form and one other firm imbedded it in their approach.
- Ken Sizemore said that being the case he would go with Jack's recommendation.
- Herb Basso said he likes Bowens and Collins.
- Jerry Amundsen said he checked with Matt Ence about there being a conflict of interest if Bowens and Collins is chosen because the Mayor is on their team. There isn't a problem as long as the Mayor declared his conflict and a firm was chosen. He said he doesn't think there is any other firm in town that has more of a grasp of Santa Clara and the river than Rosenberg and Associates.

Motion to Approve RFP for engineering on bridge and Approve Bowen & Collins as the Engineering Firm if an agreement with them can be made and Horrocks Engineering as a Plan B. Motion by Jarett Waite, seconded by Ken Sizemore.

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

Voting Nay: None

Motion Carried.

8. Consider Approval for Consulting Contract with Bradi Frei. Presented by Ed Dickie, City Manager.

- Ed Dickie said the hours are coming down now, about 8 hours, for Bradi. She is charging \$50 an hour but is charging other firms \$75. She is a consultant now to the City. She is no longer employed with the City. She is contracted up to 10 hours a week. She is doing GIS, website, training, spreadsheets. The training is going really well so we

won't need her for as many hours for that. He said that Matt has looked over the contract and approved it. This is a contract that is open-ended until she isn't needed anymore.

Motion to Approve Consulting Contract with Bradi Frei.

Motion by Herb Basso, seconded by Tode Hafen.

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

Voting Nay: None

Motion Carried.

9. Consider cancelling the September 13, 2017 City Council Meeting due to ULCT.
Presented by Chris Shelley, City Recorder.

Motion to Approve Cancellation of the September 13, 2017 City Council Meeting due to ULCT.

Motion by Herb Basso, seconded by Tode Hafen.

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

Voting Nay: None

Motion Carried.

5. Reports:

A. Mayor / Council Reports

Jerry Amundsen:

- He will be out of town for the Regular City Council Meeting on September 27.

Tode Hafen:

- She has an appointment with Zarnowski to look at the glockenspiel tomorrow. They are painting the scenery. She invited the Council to come tomorrow at 3:30.
- Ed Dickie said that Staff is going so Council could ride with them.
- She spoke with Roxy Sherwin at the Tourism Office. She thought they would redo the tourism magazine next spring to include the glockenspiel. She is going to get some formal invitations for the unveiling of the glockenspiel. She wants to recognize all the volunteers that took part in creating it. She is hoping to have some of the locals make donuts. She is thinking this will take place at 7:30. She asked Jack if there can be a trial run to make sure everything is working correctly.

Jarett Waite:

- He went to a Mosquito Abatement Meeting.
- He thanked everyone who responded back to the additional funding for the CEC. Everyone said they were okay with it.
- He and Jack have spent time on the glockenspiel to make sure it is always on time. Jack found out that the unit is susceptible to heat and it is in the uninsulated area of the attic so Jack is going to have the electrician move the time clock into the air-conditioned space. He talked about the chime unit and if it should be hooked up to the internet all the time with a laptop or just check it periodically to see if it is correct. We used a laptop to program it but we need to decide if we want to leave it hooked up to a computer. He said we need to check with IT and see if that would be good to do. It has to be hooked up to a

computer to get the time every day.

- Jack Taylor said that it was going to be over a \$1,000 dollars to connect that with the clock. He was going to get some information on it. That money would tie the clock into the chime so that it always would operate exactly. He said that if we get that unit in a cooler area it should stay fairly close. He said he would like to try that first before we spend \$1,000.

Herb Basso:

- Nothing to report.

Ken Sizemore:

- He thanked Ed for attending DTEC for him last week.
- He attended a Scenic Byway Committee Meeting. The big issue in transportation brought before the Legislature is the allocated recreation hotspot money. There is \$100 million dollars available and they are receiving a lot of applications. The Transportation Commission is meeting in Richfield on September 15 and they should make the decision on where recreation hotspot money gets spent. He mentioned some of the roads for consideration in Southern Utah. They still have a project in for transit between St. George and Springdale. Do we want to try and be at the meeting? He doesn't feel anyone needs to be.
- He said he hasn't gotten any notices for months now from the Air Quality Task Force.
- He asked if we are going to have a candidate presentation and who does that.
- Ed Dickie said the best thing is to have a 3rd party like the Lion's Club or something like that. They can use the City building. Should he contact them?
- Ken Sizemore suggested the Kiwanis Club since it is a Santa Clara club.
- Ed Dickie said he would call them and see if they would do that.

Mayor Rosenberg:

- He may be out of town for the Regular City Council Meeting on September 27.

6. Approval of Claims and Minutes:

- July 26, 2017 City Council Meeting Minutes
- July 26, 2017 Executive Session Minutes
- August 2, 2017 Special/Work Meeting Minutes
- August 2, 2017 Executive Session Minutes
- Claims through August 23, 2017

Motion to Approve the Regular City Council Meeting Minutes from July 26, 2017, Executive Session Minutes from July 26, 2017, Special/Work Meeting Minutes from August 2, 2017, Executive Session Minutes from August 2, 2017 and claims through August 23, 2017.

Motion by Tode Hafen, seconded by Herb Basso.

- Ken Sizemore asked about the stipends. There are a whole list of them.
- Ed Dickie said they are mostly a once a year item but there are a couple that are paid monthly.

Voting Aye: Herb Basso, Ken Sizemore, Jerry Amundsen, Jarett Waite and Tode Hafen.
Voting nay: None
Motion Carried.

7. Calendar of Events

- Sept. 6, 2017 City Council Work Meeting
- Sept. 12, 2017 UAMPS Carbon Update
- Sept. 13-15, 2017 Leagues of Cities & Towns
- Sept. 27, 2017 City Council Regular Meeting

8. Executive Session: To discuss property acquisition and potential litigation.

Motion to go into Executive Session.

Motion by Jerry Amundsen, seconded by Jarett Waite.

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

Voting Nay: None

Motion Carried.

- Entered Executive Session: 8:17 p.m.
- Reconvened: 8:26 p.m.

9. Adjournment:

Motion to adjourn by Tode Hafen.

Seconded by Herb Basso with all members present voting aye.

Meeting Adjourned at 8:26 p.m.

Chris Shelley – City Recorder

Date Approved: _____