

**WOODS CROSS CITY COUNCIL MEETING
MAY 6, 2008**

The minutes of the Woods Cross City Council Meeting held May 6, 2008 at 6:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

CONDUCTING:

Kent Parry

COUNCIL MEMBERS PRESENT:

Kent Parry, Mayor
Tamra Dayley
Rick Earnshaw

Jill Evans
Jon Hadlow
David C. Hill

STAFF PRESENT:

Gary Uresk, City Administrator
Alan Low, City Recorder
Tim Stephens, Community Development Director
Scott Anderson, Public Works

Bob Peters, Justice of the Peace
Paul Howard, Chief of Police

VISITORS:

Peggy Graham
Al Jewell
Joshua Jackson
Karen Moore
Geri Titensor
Lois Schrader

Ann Kagie
Ruth Payne
Linda Brady
Vicki Hinckley
Melinda Williams
Pat Blackley

Leendert Van Hulten
Charles Payne
Jeremy Oswald
Jean Ballard
Don Schrader
LeGrande Blackly

INVOCATION:

David Hill

PLEDGE OF ALLEGIANCE:

Gary Uresk

The Mayor welcomed those in attendance and stated this is a regularly scheduled meeting that notice of time, place and agenda was sent to local newspapers and provided to each of the City Council members prior to the meeting.

APPROVAL OF MINUTES

The Council reviewed the minutes of the City Council Meeting held April 15, 2008. After the review, Council Member Hadlow motioned the minutes be approved as corrected with Council Member Earnshaw seconding the motion and all voted for the motion through a roll call vote.

APPROVAL OF CASH DISBURSEMENTS

The floor was given to the City Recorder who reviewed the cash disbursements listing for tonight's meeting with the City Council. After the Council's review, Council Member Earnshaw

**OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
MAY 6, 2008
PAGE 2**

made a motion to approve the cash disbursements listing as presented with Council Member Evans seconding the motion and all voted for the motion through a roll call vote.

OPEN SESSION (BRIEF ITEMS)

The Mayor then opened the meeting from those present that were brief in nature. This would be items that would take less than two or three minutes.

The floor was given to Council Member Earnshaw who asked the Staff if additional seating could be installed at the Woods Cross train station. He stated he noticed in his use of the commuter train that several people were standing waiting for the train. The Staff said they would check with UTA and see if additional seating could be placed on the platform.

There were no other items for the brief open session.

CONSIDERATION TO VACATE LOT 8 OF THE WOODS CROSSING COMMERCIAL PARK AMENDED PLAT LOCATED AT 700 WEST 700 SOUTH

The Mayor gave the floor to the Community Development Director who outlined the following for the City Council:

“Mr. Marv Blosch has submitted a condominium conversion plat for the new office/retail buildings being constructed on Lot 8 of Woods Crossing Commercial Park. Lot 8 is south and adjacent to InTown Suites on 700 West at 700 South. Mr. Blosch has requested the City Council approve vacation of Lot 8 to permit the approval and recordation of the Kalahari Condominium Plat. The Planning Commission held a public hearing on this matter and has recommended to the City Council that Lot 8 of the Woods Cross Commercial Park Amended B Plat be vacated.”

Following the outline by the Community Development Director the floor was given to Council Member Earnshaw who motioned the City Council adopt Ordinance #517, an ordinance authorizing the Mayor to enter into an order vacating Lot 8 of the Woods Crossing Commercial Park Amended B Subdivision, and directing the same be recorded with the Davis County Recorder’s office. Council Member Evans seconded the motion and all voted for the motion through a roll call vote.

CONSIDERATION TO APPROVE THE KALAHARI CONDOMINIUM FINAL PLAT LOCATED AT 700 WEST 700 SOUTH

The Community Development Director continued with the floor and reviewed the following with the City Council:

“Last year, the Planning Commission approved a site plan for two office/commercial buildings next to InTown Suites. This project is now nearing completion and Mr. Blosch desires to

**OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
MAY 6, 2008
PAGE 3**

convert the buildings into condominium office and commercial space. Given to the Council are drawings indicating the creation of two condominium units per building.

“The Planning Commission has reviewed this matter and has forwarded to the City Council a recommendation to approve the Kalahari Condominium final plat.”

After the review by the Community Development Director, the floor was given to Council Member Earnshaw who motioned the City Council approve the Kalahari Condominium final plat which development will be located at 700 West 700 South. Council Member Dayley seconded the motion and all voted for the motion through a roll call vote.

REPORT FROM WOODS CROSS CITY YOUTH CITY COUNCIL

The Mayor gave the floor to the Youth City Council Mayor, Joshua Jackson, who reported to the City Council on the activities of the Youth City Council as follows:

1. We enjoyed being involved with the Arbor Day celebration and helping to plant trees in the City.
2. Tonight is the Elks Youth Pizza and Pop Party where they honor the Youth Citizen of the Year from each City. Katelyn Battochio has been chosen as the 2008 Youth Citizen of the Year from Woods Cross. She has served on the Youth Council for four years giving many hours of service. She has been a great leader and example to the other members.
3. We will be helping at the Memorial Day breakfast doing various activities throughout the morning.
4. In June we will be decorating the float for the parades in July as well as helping with the Senior Lunch Bunch, the WX PTA Community Carnival, and Summer Literacy Program and sponsoring a team in the American Cancer Society’s “Relay for Life.”
5. Four Youth Council seniors have applied for the Woods Cross Youth Council Service/Leadership Scholarship. The Woods Cross High Scholarship Night is scheduled for May 21, at 7:00 P.M.

Following the report by the Youth City Council, the City Council expressed appreciation to Mayor Jackson and the Youth City Council for the hours of service they render to the citizens of Woods Cross City.

REPORT FROM THE WOODS CROSS COMMUNITY OF PROMISE COMMITTEE

The Mayor gave the floor to Mr. Leendert Van Hulten, the Chairman of the Woods Cross Community of Promise Committee. He reported to the City Council on the activities of the committee as follows:

1. May 1st was the Happy Moms Learn and Share Group. They also had their annual Mommy Makeover Madness.

**OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
MAY 6, 2008
PAGE 4**

2. May 8th at noon will be the Senior Lunch Bunch with lunch and white elephants. The guest speaker will be Mr. Greg Walkenhorst from Waste Management who will discuss our new recycling program.
3. May 26th will be the Memorial Day Celebration and run.
4. May 29th will be the Community of Promise meeting at 7:00 P.M.

After Mr. Van Hulten's outline of upcoming events, he introduced to the City Council Ms. Geri Titensor who will serve as the chairperson for the City's beautification program. The Council welcomed her to her new position.

Mr. Van Hulten then introduced to the City Council the Volunteer of the Month, Ms. Jean Ballard, and presented to her a plaque from the City thanking her for her hours of service to the citizens of Woods Cross. The City Council extended their appreciation as well.

REPORT FROM THE SOUTH DAVIS SEWER DISTRICT

The Mayor gave the floor to Mr. Charles L. Payne, who serves as the City's representative on the Board of Directors of the South Davis Sewer District. He reported the following concerning the Sewer District:

1. The District is looking for a building to house equipment. The Legacy Parkway has blocked us in.
2. The District is working with UDOT to purchase land around the plant that has been condemned. There may eventually have to be a new plant built because of environmental concerns and an eventual requirement for nutrient removal from wastewater. It could be very costly if the District is required to remove the nutrients from the wastewater in the future.
3. There was a four hour training session for auditing by the Utah State Auditors Office in April. It was very beneficial.

Following Mr. Payne's report the Council thanked him for his service to the community.

RECOGNITION BY THE CITY COUNCIL OF THE RAILSTATION PLANNING COMMITTEE

The Mayor then introduced to the Council(Ms. Lenore Peterson, she was absent), Ms. Ann Kaige and Ms. Peggy Graham, who composed the committee for the new Front Runner Railway Station located in Woods Cross City. This committee helped plan the amenities at the railway station which turned out to be a big success for the citizens that will be using the station to ride the train.

The Mayor presented to each of the committee members a plaque of appreciation from the City and the City Council extended a hand of appreciation and a thank you to them.

**OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
MAY 6, 2008
PAGE 5**

**CONSIDERATION TO ADOPT RESOLUTION 2008-451 A RESOLUTION
AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$6,000,000
AGGREGATE PRINCIPLE AMOUNT OF WATER REVEUE AND REFUNDING
BONDS, SERIES 2008; AND RELATED MATTERS**

The Mayor gave the floor to the City Administrator who went over the following with the City Council concerning the issuance of the water revenue bonds.

“Given to the Council is a copy of the resolution authorizing the issuance and sale of not more than \$6,000,000 in bonds for water improvements. These are bonds that have been authorized through the Drinking Water Board for the construction of the reservoir, well and piping on 500 South. We have used the amount of \$6,000,000 in the Resolution to allow us to bond for more than \$5,000,000 if the project costs a little more than anticipated without having to go back through the process. We do not anticipate having to bond for more than \$5,000,000 but feel it prudent to increase the amount for precautionary measures.

“We have currently got the plans for the storage tank completed for the State to review. We will be bidding the tank out sometime next month. We are now proceeding with the bonding phase of the project. As the resolution states after the adoption of this resolution the city will need to hold a hearing on June 3rd on the water bonds, as well as send out notices to all of the users of the system indicating we are contemplating issuing the bonds and indicating to them the impact it will have upon their rate. As I have mentioned previously, I anticipate this bond will necessitate an increase in water rates of about \$5.00 bringing the minimum from \$9.00 to \$14.00. As we get more of the information from the State of what they will require, we will be able to pin down the actual amount that we will need to increase rates and have those available to the public prior to the June 3rd date.

“The Council may want to consider holding an open house prior to the public hearing in which the residents can have one-on-one discussion on the issues. I have found this is considerably more helpful than a public hearing setting.

“I recommend adoption of the resolution as drafted.”

Following the presentation by the City Administrator, the floor was given to Mr. Jonathon Ward from Zions Bank Public Finance, who is assisting the City in issuing the bonds and the bonds will be purchased by the State of Utah through their Water Development Department.

Mr. Ward answered questions for the City Council as well as outlined the parameters of the bond resolution.

Following Mr. Ward’s presentation, the Council set the date of June 3rd for an open house prior to the City Council meeting for the public to come in and ask questions concerning the issuing of these bonds and the construction of additional water reservoir that will be done with the proceeds.

**OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
MAY 6, 2008
PAGE 6**

The floor was then given to Council Member Hill who motioned the City Council adopt Resolution 2008-451, a resolution authoring the issuance and sale of not more than \$6,000,000 aggregate principle amount of water revenue and refunding bonds, series 2008 (to be issued in one or more series and with such other series or title designations as may be determined), of Woods Cross City, Utah; fixing the maximum aggregate principle amount of the bonds, the maximum number of years over which the bond may mature, the maximum interest rate which the bonds may bear, and the maximum discount from par at which the bonds may be sold; providing for the publication of a notice of public hearing and bonds to be issued; providing for the running of a contest period; and related matters. Council Member Hadlow seconded the motion and all voted for the motion through a roll call vote.

CONSIDERATION TO ADOPT THE FISCAL YEAR 2009 TENTATIVE BUDGET FOR ALL CITY FUNDS

The Mayor gave the floor to the City's Budget Officer who is the City Administrator. He reviewed the following with the City Council as well as presented to the City Council the tentative budget for the Fiscal Year 2009.

"Given to the Council two weeks ago was a copy of the tentative budget which needs to be adopted tonight. The General Fund Budget revenues are close to that of last year with a \$41,000 decrease. There is a budgeted decrease in building permit revenues and impact fees due to the slow down in building. On the expenditure side, there is a decrease in capital improvements in the City Hall, Streets and Parks Department. The After School Program has been eliminated which will need to be discussed if that is your desire as a Council. There is a decrease in building inspections expenditures due to the slow down in building.

"In regards to personnel, the budget reflects a 5% salary increase composed of a 3% merit with 2% cost of living. The medical insurance has increased about 5% which is a moderate increase compared to previous years. I will have a short presentation from the department heads in the Court, Planning, Police, and Public Works Departments concerning their budgets.

"The Water Department shows a substantial increase in revenue and expenditures due to the \$5,000,000 bond and the attendant increase in fees to pay that bond. It is anticipated FY 2009 will be a significant construction year for the Water Department with the building of the 1.3 million gallon water tank, well #5, and the construction of the 500 South distribution lines.

"The Solid Waste Department shows an increase due to the curbside recycling program which will increase the budget by approximately \$88,000. The budget shows a \$17,000 deficit in this fund which was anticipated with institution of the curbside recycling program. This will not pose any problems this year since there is approximately a \$96,000 surplus in this fund. However, this will need to be monitored in future years as we spend this surplus down.

"I recommend approval of the tentative budget as presented and setting the date of June 3rd as the public hearing for the final budget. Prior to June 3rd if the Council would like to set aside a time

**OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
MAY 6, 2008
PAGE 7**

to discuss any issues concerning the budget that you would like to discuss in detail, we can schedule a time to meet.”

After the overview presented by the Budget Officer, the floor was then given to the Justice of the Peace, the Chief of Police, the Community Development Director and the Public Works Director who then presented the highlights of their proposed budgets for the Fiscal Year 2009.

Following their presentations, the City Council set the date of May 13th at 4:30 at the City Hall as a work session to go over the tentative budget and review it in more detail.

The floor was then given to Council Member Hadlow who motioned the City Council adopt the tentative budget for Fiscal Year 2009 as presented. Council Member Earnshaw seconded the motion and all voted for the motion through a roll call vote.

It should be noted the Mayor left at 7:15 P.M. to make an award to the Woods Cross City Youth of the Year as presented by the Elks Lodge and returned to the meeting at 7:30 P.M.

REPORT ON THE UPCOMING MEMORIAL DAY CELEBRATION

The floor was given to Council Member Earnshaw who is the chairman of the Memorial Day Celebration and he reviewed with the City Council the event and the planning that is going forward.

He noted he is still working on a keynote speaker and some entertainment for the morning's activities.

All other areas of the event are in place and ready to go.

OPEN SESSION

The Mayor then opened the meeting to items from those present that they would like to bring before the City Council.

The floor was given to the City Recorder who advised the Council that he, along with his wife, and Council Member Earnshaw and his wife, had the opportunity to ride the inaugural Front Runner Commuter Rail Train on Saturday, April 26th and reported to the Council how proud they were of the railway station located in Woods Cross City.

The floor was then given to Council Member Hill who asked the City Staff if they could put something in the monthly Woods Cross City newsletter concerning Holly Refinery to help the citizens understand the safety procedures relating to any safety problems at the refinery.

A second item he asked the Council to give thought to was an email received from a citizen, Mr. Cory Green, who asked about utility rates for those who are on fixed incomes and whether the

**OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
MAY 6, 2008
PAGE 8**

City could help reduce the rates for those on a fixed income. The Council determined this would be done on a case by case basis.

The floor was then given to Council Member Earnshaw who said he had received complaints from residents living near the Silver Eagle refinery of sound pollution in the area, as well as pollution on their automobiles and outdoor furniture. The City Staff asked that any citizen that has a complaint of pollution on their property should take a picture and get it to the Staff so they might follow up with Silver Eagle Refinery.

There were no other items for the open session.

REPORT FROM THE SOUTH DAVIS RECREATION DISTRICT

The Mayor said he was unable to attend the board of directors meeting this past month for the South Davis Recreation District and asked the City Administrator to attend in his behalf. The City Administrator reported on the meeting and said the bulk of the meeting was spent on discussing their upcoming budget.

REPORT FROM THE SOUTH DAVIS METRO FIRE AGENCY

The Mayor reported he was unable to attend the last board meeting of the South Davis Metro Fire Agency and had asked his alternate, Council Member Dayley to attend for him. Council Member Dayley reported on the meeting saying they had discussed a salary survey and salary rates that were adopted by the board, also the construction on the new station #82 is proceeding on schedule.

REPORT FROM THE WASATCH INTEGRATED WASTE DISTRICT

The floor was given to Council Member Earnshaw who explained the Wasatch Integrated Waste District board meeting would be tomorrow night and that he would report at the next City Council meeting.

MAYOR'S REPORT

The Mayor reported to the City Council that the Uniting Neighbors Program for Davis County had held a meeting to honor those who serve in the Uniting Neighbors Community of Promise Program and the City's chairman of the Community of Promise Committee, Mr. Leendert Van Hulten, had been honored at the meeting.

There were no other items from the Mayor.

PLANNING COMMISSION REPORT

The floor was given to Council Member Evans who attended the Planning Commission Meeting of April 22nd, 2008. Please see the minutes of that meeting for the details of her report.

**OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
MAY 6, 2008
PAGE 9**

CITY ADMINISTRATOR'S REPORT

The City Administrator reported on the following:

1. Quiet Zone “The Quiet Zone was implemented at 1:00 A.M. on May 2nd. It took us a while to get it done, but it is now in place and should be a great benefit for the residents of the City. UTA will be putting out a number of press releases to make everyone aware of what is happening as well as educate motorists that horns will no longer be sounded at the crossings.”
2. 1500 South “This Weber Basin Project is slowly becoming our 2600 South nightmare. The contractor failed to reconnect two homes to the new water line so they have had to come back to reconnect them. We have asked them for a cost to repave the full width of 1500 South since it has been beat up pretty bad. We finally got that yesterday and after review, found it is inordinately high. We are working with them and Weber Basin to get a reasonable number. We are also in discussions with Weber Basin on how much of the road reconstruction they will pay for since their project damaged a large portion of the street. We will be working through these details. We realize the street needs to be repaved as soon as possible and are working towards getting a date finalized with Weber Basin and the contractor.”

RECESS OF CITY COUNCIL MEETING IN FAVOR OF A REDEVELOPMENT AGENCY MEETING

At 8:50 P.M. Council Member Earnshaw motioned the City Council recess the City Council Meeting and go into a Redevelopment Agency Meeting. Council Member Dayley seconded the motion and all voted for the motion through a roll call vote.

CLOSED SESSION

At 9:00 P.M. Council Member Earnshaw motioned the City Council go into closed session to discuss personnel matters. Council Member Evans seconded the motion and all voted for the motion through a roll call vote.

**OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
MAY 6, 2008
PAGE 10**

ADJOURNMENT

At 9:50 P.M. the Council concluded the City Council Meeting with a motion by Council Member Earnshaw to adjourn. Council Member Dayley seconded the motion and all voted for the motion through a roll call vote.

Kent Parry, Mayor

Alan T. Low, Recorder