

**WOODS CROSS CITY COUNCIL MEETING
FEBRUARY 6, 2007**

The minutes of the Woods Cross City Council Meeting held February 6, 2007 at 6:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

CONDUCTING:

Mayor Kent Parry

COUNCIL MEMBERS PRESENT:

Kent Parry, Mayor
Tamra Dayley
Jennifer Decker

Rick Earnshaw
Jon Hadlow
Donald D. Moore, Jr.

STAFF PRESENT:

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

VISITORS:

Pat Blackley
D.L. Weeks
Al Jewell
Charles Payne
Vic Arnold
Jerry Larrabee
Judy Schneider

Grant Blackley
Vicki Hinckley
Lois Schrader
Ruth Payne
Larry Seamons
Greg Chapman
Marion Willey

Scott Royall
Alicia Crum
Don Schrader
Melinda Williams
Keller Seamons
Shaun Kier

INVOCATION:

Tamra Dayley

PLEDGE OF ALLEGIANCE:

Gary Uresk

APPROVAL OF MINUTES

The Council reviewed the minutes of the City Council meeting held January 16, 2007. After the review, Council Member Hadlow motioned the minutes be approved as written with Council Member Dayley seconding the motion and the all voted for motion.

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

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OPEN SESSION (BRIEF ITEMS)

The Mayor opened the meeting to items from those present that they would like to bring before the Council. This would be items that would take less than two or three minutes.

There were no items to be presented.

REPORT FROM THE COMMUNITY OF PROMISE COMMITTEE

The floor was then given to Ms. Ruth Payne, the Chairperson for the Community of Promise Committee for Woods Cross City. She reported on the following activities of the committee:

1. The Welcome Baby will meet on February 1, for a medical discussion with Ms. Lisa Sharp. She will answer questions from the new mothers. March 2 will be a meeting to show how to make homemade toys from items around the home. Ms. Jennifer Reuter will address the needs of all first time moms.
2. The Senior Lunch Bunch will meet February 8 for a potluck lunch. The featured artist will be Leo Beecher who will entertain the group. There will also be Bingo.
3. The Book Club will be meeting on February 15 at 7:00 P.M. The book that will be discussed is "Lizzie Bright and the Buckmeister Boy" by Gary Schmidt.
4. On February 21, at 7:00 P.M. at the City Hall Ms. Elizabeth Saw of Homeland Security will be addressing the group and the subject will be "Hazardous Substance Emergency Events Surveillance Program" and "Pandemics" Bird Flu. Bob Williams also reported on "State Mutual Aid Compact" before the Legislature. We have countywide agreements but this would help with a major disaster. There is no Emergency Fair planned currently. We would like to rotate with other cities. Mr. Williams will present the City's Emergency Plan soon and will try to get Dustin Lewis, formerly of Centerville, to help with the presentation.
5. The CERT Program, under the direction of Ms. Anne Blankenship, will be holding the current classes at Fire Station #31 and will be taught on Saturday. The goal is to have 1 in 10 residents trained.
6. The City Beautification Committee is looking for new members.
7. The Uniting Neighbors group will meet in February. Former Mayor Larrabee will be speaking in Fruit Heights on "Volunteerism" and how it works in our community.

This concluded her report.

REPORT FROM THE SOUTH DAVIS SEWER DISTRICT

The floor was given to Mr. Charles L. Payne the City's representative on the South Davis Sewer District. Mr. Payne reported the following to the City Council:

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1. The North Plant is trying to acquire property inside the flood dikes and it is going well.
2. Valentine Estates agreements, easements and deeds are all approved and progressing
3. A Civil Engineering Magazine regarding sewer spills across the United States says they are due to deteriorating lines. Lines in Utah are in superior condition compared to those described in the article. We will be working to keep our lines in the best of shape.
4. The Budget Hearing went well and we adopted the yearly budget of \$12,171,000. The audit is in progress and concerns will be brought up and discussed at the next meeting.

This concluded his report.

REPORT FROM THE SOUTH DAVIS RECREATION DISTRICT

The Mayor gave the floor to Mr. Jerry Larrabee, the City's representative on the Board of Directors of the South Davis Recreation District. Mr. Larrabee reported that the new facility which is nearing completion has already opened to some swimming activity and that there had been high school swim meets held there in the last few days.

He said that an open house would be conducted for charter members of the recreation district on March 3, and an open house would be conducted for the general public on March 5.

He said the ice rink in the facility has also been completed and is being used at the present time.

The rest of the facility is being completed and general use of the recreation center will begin the first part of April.

Mr. Larrabee asked the Council if they had any questions.

The floor was given to Council Member Earnshaw who requested that Mr. Larrabee look into the possibility of naming the aquatorium after a swimmer, Deon Stephens, a young man who died in the Desert Storm conflict. He had been a swimmer at Woods Cross High School. It was noted that his parents had donated the timing clocks for the old Bountiful swimming pool so that swim meets could be held there. Council Member Earnshaw thought it would be appropriate to name the aquatorium after him.

Mr. Larrabee said he would bring up the matter to the board of directors.

This concluded his report.

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REPORT FROM THE WOODS CROSS YOUTH CITY COUNCIL

The Mayor gave the floor to Ms. Alicia Crum who introduced herself as the Youth City Council City Administrator and Mayor Pro Tem. She noted that the Youth City Council Mayor could not be at tonight's meeting, and she would be giving the monthly report.

She then reviewed with the City Council the following:

1. The Woods Cross Youth City Council Youth Conference was successful. We enjoyed speakers and touring the new Recreation Center as well as our auction at the end of the conference.
2. The February service will be working with the After School Program and doing activities with the students.
3. We are looking forward to attending the Youth Leadership Conference at Utah State on March 15-17 and 17 youth will be attending.

This concluded her report.

CONSIDERATION TO APPROVE ADDITIONAL HOUSE PLANS TO MOUNTAIN VIEW ESTATES SUBDIVISION-IVORY HOMES

The floor was given to the Community Development Director who outlined the following for the City Council:

“Vic Arnold of Ivory Homes has requested the City Council consider, as per the Development Agreement, approving additional house plans for the Mountain View Estates Subdivision. Given to the Council are elevations and floor plans of the proposed homes.

“Section 5(F) entitled “Home Requirements” of the development agreement states: “The developer hereby covenants and agrees that all homes constructed within the project or on the property shall be restricted to those house plans shown in that certain annual catalog used by developer entitled “Ivory Homes Catalog of Homes 2004,” a current copy of which is attached hereto as Exhibit D and by this reference is made part of Exhibit D, may be updated annually by the developer with the prior review and approval of the City. A mix of the plan sizes and choices shown in Exhibit D will be used by the developer in selecting the homes to be built within the project or on the property and will contain 2,000 or more finished square feet excluding basements, carports, garages and porches. The developer agrees that at least 65% of the single story (including rambler) homes constructed within the project or on the property will contain 1,900 or more finished square feet excluding basements, carports, garages and porches.” You will note from the attached home plans that several of the homes, particularly the 2-story, are over 2,000 square feet with the smallest proposed plans, the “Arno” and the “Lucca,” at approximately 1,500 and 1,400 square feet respectfully.

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“Mr. Vic Arnold of Ivory Homes is present to formally present and request the City Council, as per the Development Agreement, consider adding the proposed house plans for use in the Mountain View Estates Subdivision.”

Following the outline by the Community Development Director the floor was given to Mr. Vic Arnold to answer any questions or concerns the Council had concerning the plans that were presented to the Council.

There were no questions or concerns and the floor was given to Council Member Moore who motioned that the Council approve the plans as presented to the City Council as additional house plans for the Mountain View Estates Subdivision. Council Member Earnshaw seconded the motion and all voted for the motion.

CONSIDERATION TO APPROVE BLUE SKY HANGAR PUD FINAL PLAT

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

“Several months ago the Planning commission approved a site plan and conditional use permit for the development of eight aircraft hangars adjacent to Redwood Road and the Skypark runway. This project is now under construction. The applicant has proposed a hangar plat to subdivide the aircraft hangars into individual ownership with the surrounding property being held as common area. Attached you will find the Blue Sky Hangars PUD plat dividing the projects hangars into eight different units and common area.

“This request is very similar to the numerous aircraft hangar ownership conversion plats the City Council has approved over the years. The majority of those conversions have been within the Skypark Industrial Park on the east side of the runway.

“The Planning Commission has reviewed the plat and recommended to the City Council approval of the Blue Sky Hangars PUD plat.”

The Community Development Director then asked if there were any questions.

Council Member Dayley asked if there would be adequate parking for the hangars and it was noted that there would be. She also asked what direction the building would run and it was noted that the building would run east and west.

The floor was then given to Council Member Earnshaw who motioned that the Council approve the Blue Sky Hangar PUD Final Plat. Council Member Decker seconded the motion and all voted for the motion.

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**CONSIDERATION TO ADOPT A RESOLUTION AMENDING THE
CONSOLIDATED FEE SCHEDULE TO SET PARK RESERVATION FEES, AND
WATER USAGE FEES DURING CONSTRUCTION**

The floor was given to the City Administrator and the Public Works Director who reviewed the following with the City Council:

“The Staff has reviewed the park rentals and would like to make the following proposal. There would be two 6 hour block times of rentals, one going from 8:00 a.m. to 2:00 p.m., the other going from 4:00 p.m. until 10:00 p.m. There would be a two hour time block in between for our Parks Department crew to clean the parks. We are recommending the fee for residents per block be: \$40.00 for residents and \$80.00 for non-residents. There would also be an all day rental option: resident would be \$100.00, non-residents would be \$180.00. A \$30.00 deposit fee at the time of rental would be charged.

“Whatever the Council chooses to adopt will be added to the Consolidated Fee Schedule and a document concerning park rental will be drafted indicating the block time to get out to resident so they can understand how the reservations are structured.

“The second item under the Consolidated Fee Schedule is that under Water Service fees, the Staff is recommending we charge a water usage fee during construction as shown below we recommend adoption of this fee as outlined.

Water usage fee during construction

5/8”-3/4” meter	\$30.00
1” meter	\$50.00
Over 1”	\$100.00

“This would be paid at the time of the building permit and cover the cost of water used at construction of the building. Typically a meter is set for the builder and then the homeowner comes in to sign up for utilities when they request a garbage can.”

Following the outline by the Staff, Council Member Decker led the discussion on the topic of the Park Fees. She recommended to the City Council that there be a 50% reduction if fees for any non-profit organizations who would use the park boweries. In addition, she recommended that the fees be as follows:

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\$25.00 for a six hour period for a resident
\$50.00 for all day for a resident

\$50 for a six hour period for a non-resident
\$100 for an all day period for a non-resident

50% reduction on the resident fees would be given to non-profit organizations

The Council felt comfortable with these fees and the floor was given to Council Member Decker who motioned that resolution 2007-418 be adopted which amends the City's Consolidated Fee Schedule as follows: For use of the park boweries, \$25.00 for a six hour period for a resident, \$50.00 for all day for a resident, \$50 for a six hour period for a non-resident, \$100 for an all day period for a non-resident, and a 50% reduction on the resident fees be given to non-profit organizations, and also that the City adopts the water usage fees as outlined by the Staff above. Council Member Dayley seconded the motion and all voted for the motion.

CONSIDERATION TO SET SPRING AND FALL CLEAN UP DATES FOR 2007

The floor was given to the Public Works Director who suggested the following to the City Council:

“Given to the Council is information that outlines the Spring and Fall Clean up periods. We suggest the dates, between April 7th-14th, 2007 for our Spring Clean up and October 6th-13th for the Fall Clean up period. These dates will allow us to utilize a Waste Management compactor truck for curbside material pickup. We also have containers at the shop where people can bring debris for disposal during extended hours on these dates.

“We will continue to pick up chipping material on the curb that meets our standards on the second Monday during the months of March, May, June, July, August, September and November. Also the second Saturday of these same months the shops will be open for disposal of acceptable debris from 9:00 a.m. to 12:00 p.m.”

Following the suggestions made by the Public Works Director the floor was given to Council Member Moore who motioned that the Council accept the recommendations of the Staff to set the dates as outlined above for the Spring and Fall Clean up for 2007 in Woods Cross City. Council Member Earnshaw seconded the motion and all voted for the motion.

CONSIDERATION TO ADOPT A RESOLUTION ADOPTING THE 2008-2012 CAPITAL IMPROVEMENT PLAN

The Mayor gave the floor to the City Administrator who is the City's Budget Officer and he reviewed the following with the City Council:

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“Given to the Council is a copy of the Capital Improvement Plan for FY 2008. In the General Fund there is a requested amount of \$2,189,000 in Capital Improvements and I am recommending we fund \$2,129,000. The major reason the Capital Improvements total is so high this year is that we are planning on constructing a new shop facility at \$1.5 million dollars which will be funded out of the Capital Improvement Fund from the sale of the property on 2425 south. Because our revenues have been up for this year and last year we have additional funds for capital projects. I am recommending approval of such projects as the City Hall upgrades and paving Mills parking lot which have been deleted in previous years. The majority of the funding for these projects will come out of the Capital Improvement Fund in which we have sufficient funds as shown in Table 10.

“In the Water Fund, there are a number of projects being proposed. The storage tank piping project, with the actual tank being constructing in FY 2009, the purchase of property for well #5, the 500 South Redwood Road piping project, and the purchase of additional water rights. The total is just over one million dollars. We do not have the cash within the Water Fund to do all these projects and so the decision will need to be made as whether to postpone them or to bond to them. I recommend leaving them in the Capital Improvement Plan and working on these issues between now and the adoption of the final budget. We may also need to look at further increasing the water rates to help accommodate some of these projects that need to be completed. As you can see from Table 11 there are a number of projects over the next three years that need to be completed which are a function of the additional growth in the City as well as existing waterlines needing to be replaced.

“Table 16 is the Storm Water Fund which is being shown separately in the Capital Improvement Plan for the first time this year. The only project on this year’s list is the piping of the improvements on the east frontage road for \$300,000. This will exceed the funding of the cash within the Storm Water Fund and will need to look at ways to provide this funding through either bonding or increasing the Storm Water Utility fees to cover these improvements. In FY 09 there are some projects that need to be seriously looked at as well. We can discuss these further as we prepare for the budget discussions in the upcoming months.

“I recommend the approval of the Capital Improvement Plan as presented.”

Following the review by the City’s Budget Officer of the various tables of the Capital Plan for the fiscal years 2008-2012 the floor was then given to Council Member Dayley who motioned that the Council adopt resolution 2007-419 which adopts the Capital Improvement Plan for the City of Woods Cross for the Fiscal Years 2008-2012. Council Member Earnshaw seconded the motion and all voted for the motion.

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OPEN SESSION

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

The floor was given to City resident, Ms. Dixie Weeks. She asked the Staff and the Council if there had been a determination where the City will locate the new water well entitled Well #5. The response to her questions was that it had not been determined yet where the well will be located.

She then asked if there had been any progress made for providing an emergency exit for the mobile home park in which she lives on 500 South so that the residents of the mobile home park can gain access onto 500 South after the renovations take place over the next several years on 500 South.

The City Administrator asked her as the representative of the mobile home park to prepare a request on how they would like the emergency access exit roadway provided and where it would be located to best suit their needs.

She said that she would provide this to the City.

The floor was then given to Council Member Hadlow who asked the Mayor if there had been a submission made to the Elks organization to recognize the citizen of the year of Woods Cross City. The Mayor said that there had been a name submitted and it was under consideration.

There were no other items for the open session.

DISCUSSION OF MEMORIAL DAY CELEBRATION 2007

The floor was given to Council Member Earnshaw who is the chairman for the Memorial Day Celebration in Woods Cross City. He discussed the general plans with the City Council and made some assignments among them for follow up on areas that needed to be addressed for the upcoming year's celebration.

He noted for the Council that the rental company had been contacted and that those plans are in place and that part of the entertainment had been organized and secured but that he was looking for other entertainment the Council might suggest.

The Council noted that they would follow up on the assignments that they were given to them by Council Member Earnshaw.

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REPORT FROM THE WASATCH INTERGRATED WASTE DISTRICT

The floor was given to Council Member Earnshaw who is the City's representative on the Wasatch Integrated Waste District. He reported that the board meeting for the district is tomorrow evening so he had nothing to report at tonight's meeting.

MAYOR'S REPORT

The Mayor reported to the City Council that he had received word from the Governor's office that the pollution to the underground water plume that occurred at the Five Points location is in the process of being added to the Federal Government's Superfund list for clean up.

PLANNING COMMISSION REPORT

The floor was then given to Council Member Decker who reported on the Planning Commission meeting held January 23, 2007. Please see the minutes of that meeting for the details of her report.

CITY ADMINISTRATOR'S REPORT

The floor was given to the City Administrator who reported on the following for the City Council:

1. "Budget Adjustments

"I indicated in my last meeting I would have the budget adjustments ready for this meeting. However, the 500 South Streetscape Enhancement Grant Application was due last week and I had to work on getting that application submitted. The budget adjustments will be presented at the February 20th Council meeting.

2. "Retreat Recommendations

"I indicated that I would have the retreat recommendations for the Council but because of the work on the aforementioned grant I need to postpone that presentation until the meeting on the 20th.

3. "League Conference in April

"It's time to start making arrangements for the League Spring Conference in April. The conference will be held from April 12th to 13th. If you plan on attending, please let me know and I can get your rooms in whatever hotel you would like to stay in."

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RECESS OF CITY COUNCIL MEETING TO HOLD AN RDA MEETING

At 8:20 P.M. Council Member Decker motioned that the Council recess City Council meeting with one item still on the agenda which is a closed session for personnel matters and that they go into a RDA meeting. Council Member Earnshaw seconded the motion and all voted for the motion.

CLOSED SESSION PERSONNEL MATTERS

At 9:30 P.M. the Council reconvened City Council meeting and the floor was given to Council Member Decker who motioned that the Council go into closed meeting to discuss personnel matters. Council Member Moore seconded the motion and all voted for the motion.

At 9:45 Council Member Moore motioned that the Council come out of closed session into open meeting with Council Member Earnshaw seconding the motion and all voted for the motion.

ADJOURNMENT

There being no further business before the City Council, at 9:45 P.M. Council Member Earnshaw motioned that the Council adjourns the City Council Meeting with Council Member Decker seconding the motion and all voted for the motion.

Kent Parry, Mayor

Alan T. Low, Recorder