

**WOODS CROSS CITY COUNCIL MEETING  
JANUARY 6, 2015**

The minutes of the Woods Cross City Council meeting held January 6, 2015 at 6:30 P.M. in the Woods Cross City hall located at 1555 South 800 West, Woods Cross, Utah.

**CONDUCTING:**

David C. Hill, Mayor Protem

**COUNCIL MEMBERS PRESENT:**

David C. Hill, Mayor Protem

Tamra Dayley

Jill Evans

James Sheldon

Ryan Westergard

**COUNCIL MEMBERS EXCUSED:**

Rick Earnshaw, Mayor

**STAFF PRESENT:**

Gary Uresk, City Administrator

Tim Stephens, Community Development Director

Jessica Sims, City Recorder

Scott Anderson, Public Works Director

**VISITORS:**

Al Jewell

Gary Hatch

Jeff Bennion

Robert Stowell

Tanner Hooper

Ethan Wagstaff

Lois Schrader

Patt Huttzell

David Nilsson

David Byrd

Josh Hobbs

Lorenz Laing

Don Schrader

Tyson Beck

Sara Van Lent

D.L. Weeks

Tyson Laing

Mike Swallow

**INVOCATION:**

Ryan Westergard

**PLEDGE OF ALLEGIANCE:**

Tamra Dayley

**APPROVAL OF MINUTES**

The City Council reviewed the minutes of the City Council Meeting held December 16, 2014. After their review Council Member Evans motioned the minutes be approved as written with Council Member Dayley 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 the Council had approved through email. After their review Council Member Evans made a motion to ratify the

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cash disbursements as presented with Council Member Westergard seconding the motion and all voted for the motion through a roll call vote.

**OPEN SESSION BRIEF ITEMS**

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

There were no items from the public present and the Mayor Protem gave the floor to Council Member Dayley who recognized Scout troop 7356 who was visiting at tonight's meeting and welcomed them to the meeting.

There were no other items for the brief open session.

**REPORT ON THE ACTIVITIES OF THE MOSQUITO ABATEMENT DISTRICT-DAVIS**

The Mayor Protem gave the floor to Mr. Gary Hatch, who is the manager of the Mosquito Abatement District, and welcomed him as a visitor from the district and invited him to report on the activities of the Mosquito Abatement District as follows:

- Mr. Hatch reported the district does a lot of surveillance for the West Nile virus in mosquitoes and chickens. He said they check many, many mosquito pools. He did say this would be the last year they would be checking chickens for the virus as they have run out of federal funding to do so.
- He also noted the district treats catch basin, larva & adult species, and does a lot of treating for mosquitoes by air as well as ground. He said there were many requests for spraying from cities in the county.
- He said the mosquito population was just a little above average this year for mosquitoes.
- He noted that Utah's highest rate for West Nile was 2006 but has gone down since then.
- He also said district is very proactive in testing & treating for mosquitoes. As a result we see very few cases of West Nile Virus in the area. There are no human cases in our district.

**COMMUNITY OF PROMISE REPORT**

There was no one present at tonight's meeting representing the Community of Promise so there was no report.

**YOUTH CITY COUNCIL REPORT**

The Mayor Protem gave the floor to Tanner Hooper who serves as the Woods Cross Youth City Council Mayor. He reported the following to the City Council:

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- “In December we went shopping for the Angel Tree gifts and a little breakfast afterward. We also did Santa Around the Town at the elementary school.
- This month we are doing our Youth Conference this Saturday morning. Just a reminder that we would like the City Council to cook breakfast at 8:30 A.M.
- In February we are doing our Heart to Heart appreciation dinner.

This concluded his report.

**PRESENTATION AND APPROVAL OF FY 2014 FINANCIAL AUDIT REPORT**

The Mayor gave the floor to the City Administrator who introduced Mr. Tyson Beck who gave a presentation to the Council on the audit report. The City Administrator then noted the following for the City Council:

“I feel the audit report shows the finances of the City are moving in the right direction and the financial position of the City is strengthening as the economy improves.”

This audit report can be viewed on the City’s website for those who are interested in reviewing the details of the report.

The floor was given to Council Member Westergard who made a motion to approve the FY 2014 Financial Audit Report with Council Member Evans seconding the motion and all voted for the motion through a roll call vote.

**CONSIDERATION TO APPROVE SKYPARK INDUSTRIAL PARK PHASE V FINAL PLAT**

The Mayor Protem gave the floor to the Community Development Director who reported the following to the City Council:

“Last May, the Planning Commission approved a site plan for a large aircraft hangar housing 6 individual hangar units for Ron Blue. Since that approval, Mr. Blue has obtained a building permit and completed construction of the hangar building which is located at 2173 south 1640 West, in the Skypark Industrial Park. Mr. Blue has now made application for a final plat which would divide the 6 aircraft hangar units into separate condominium space for sale. With the recordation of the proposed plat, Mr. Blue will be permitted to sell individual aircraft hangars within the existing structure.

“The staff has reviewed the plat and has found it in order. Mr. Blue’s surveyor has addressed and resolved a few easement issues with the city engineer.

“The Planning Commission recently reviewed this proposal and held a public hearing. The Planning Commission has forwarded to the City Council a recommendation to approve the Skypark Industrial Park Phase V Final Plat.”

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After the report by the Community Development Director, Council Member Sheldon made a motion to approve the Skypark Industrial Park Phase V Final Plat as recommended by the Planning Commission. Council Member Evans seconded the motion and all voted for the motion through a roll call vote.

**PRESENTATION OF NEW PROPOSED SITE PLAN FOR MULTI-FAMILY DWELLINGS AT 2375 SOUTH 800 WEST BY BRIGHTON HOMES**

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

“Mr. Jeff Bennion has requested an opportunity to visit with the Council regarding a revised site plan for the proposed multi-family apartments on 800 West near the Hampton Inn. They have been in negotiation with the Hampton Inn to utilize their rear area to add additional apartments.

“Given to the Council is a drawing showing the additional units in this location. He would like to discuss the merits of this new proposal with the City Council.”

Mr. Bennion appeared before the City Council and noted they had conducted a market study to identify the amenities desired for this type of housing development. He outlined what those amenities might be. Mayor Protem Hill said he was concerned about the clubhouse and pool backing up to the residential homes so closely.

Mr. Bennion said he understands the need to screen things from the neighbors and would use landscaping and 6 foot vinyl fencing to do so. He said the pool would be closed by 10:00 P.M. and would be open only Memorial Day through Labor Day. He said they wanted to be good neighbors and wanted to make sure this was a nice project.

Mr. Bennion said there would be 96 units, 6 three bedroom units, 48 two bedroom units and 42 one bedroom units. He also noted there would be one dog area.

The Council asked if this new proposal meets parking needs. The Community Development Director stated the city would like to reach 1.75 stalls per unit. There was some discussion and concern about the parking being enough to accommodate this proposed development and the amount of residence it would house.

The Council asked if Mr. Bennion would retain ownership and management. He said he was planning on retaining ownership but would likely hire a third party management company to run the development.

Mr. Bennion said there had been Letters of Understanding with the Hampton Inn regarding the utilization of the property to the east to them, but he wanted to talk with the Council before they move into a more permanent agreement with the Hampton Inn.

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The Mayor Protem polled the Council and the majority of the Council said they seemed to like what was being proposed but there some items of concern that would have to be addressed. There was some concern over the higher density being proposed and also the amount of traffic that will be increased in this area if this project were to move ahead. Staff said as part of the development agreement there would be a traffic study done. The Council did say it was a unique piece of property and it would be nice to see it utilized.

**CONSIDERATION TO ACCEPT A PROPOSAL FOR A JOB CLASSIFICATION AND COMPENSATION STUDY BY PERSONNEL SYSTEM AND SERVICES**

The Mayor Protem gave the floor to the City Administrator who reviewed the following with the City Council:

“Mr. Mike Swallow from Personnel Systems and Services has made a proposal to provide a job compensation and classification study for the City. I have asked Mr. Swallow to give a short presentation to the Council and answer any questions that you may have regarding his proposal.

“The proposed cost of the survey is \$13,938.00. The study will include the following:

- a. Job description update
- b. Job evaluation & classification
- c. Labor Market Analysis
- d. Compensation Policies & Procedures

“We have not reviewed our compensation policies and I feel it is time to have them updated.”

The Council then asked questions and gave feedback on the presentation.

Council Member Evans then made a motion to proceed ahead as presented and have the City Administrator come back with a proposal for a job classification and compensation study by Personnel System and Services and to broaden the scope to include the workforce, with Council Member Sheldon seconding the motion. The motion carried with a vote of 3 to 1. Council Members Westergard, Sheldon and Evans voted for the motion and Council Member Dayley voting against the motion because she feels like there needs to be a broader analysis first.

**CONSIDERATION TO GRANT FINAL ACCEPTANCE TO MOUNTAIN VIEW TOWNHOME SUBDIVISION PHASE 3**

The Mayor Protem gave the floor to the Public Works Director who noted the following for the Council:

“We have received the following development for final acceptance: Mountain View Townhomes Phase 3 Subdivision.

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“We recommend final acceptance of this development.”

Council Member Westergard made a motion to grant final acceptance to Mountain View Townhome Subdivision Phase 3. Council Member Evans seconded the motion and all voted for the motion through a roll call vote.

**CONSIDERATION TO GRANT FINAL ACCEPTANCE TO MOUNTAIN VIEW  
SUBDIVISION PHASE 6**

The Public Works Director continued with the floor and noted the following for the City Council:

“We have received the following development for final acceptance: Mountain View Phase 6 Subdivision.

“We recommend final acceptance of this development.”

Council Member Evans made a motion to grant final acceptance to Mountain View Subdivision Phase 6. Council Member Sheldon seconded the motion and all voted for the motion through a roll call vote.

**CONSIDERATION TO APPROVE THE LEASE OF A 2015 JOHN DEERE LOADER  
AND BACKHOE**

The Public Works Director went on to explain the following to the City Council:

“One year ago we purchased a JD544 loader under the state contract which also included a buy back trade in option. I have received from Honnen Equipment the John Deere dealer, the paperwork regarding this proposal for this year.

“Woods Cross city would trade in the 2013 John Deere 544K, 5N1DW544KZJEE658112 loader for an allowance of \$133,000.00. This piece of equipment last year was purchased for \$125,219.00 then the City purchased separate buckets for \$15,190. We would then purchase a new 2015 JD544K loader for \$123,917.00. The separate purchase buckets would remain with the City and will be used with the new machine. Honnen Equipment would make a reimbursement back to Woods Cross City for \$9,088.00.

“I would recommend the trade in and purchase as outlined.

“Woods Cross also leased last year a JD 310SK backhoe for 1 year at \$6,950.00. This lease will expire shortly. Honnen Equipment has proposed to the City returning the leased back hoe back to Honnen Equipment and begin a new lease on another John Deere 310Sk backhoe for 1 year, 300 hours at a cost of \$6,950.00.

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“I recommend this lease return and new lease.

“As you can see, combining these two pieces of equipment, we in the total of both equipment, receive back from JD approximately \$2,000.”

Council Member Evans made a motion to approve the trade in of a loader and purchase a new loader, and to trade in the backhoe and sign a new lease on a new backhoe and equipment. Council Member Dayley seconded the motion and all voted for the motion through a roll call vote.

**OPEN SESSION**

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

Ms. Dixie Weeks appeared before the Council and asked if the city had decided to not join a unified police force. It was noted about three years ago that was being considered but right now there is an informal agreement between North Salt Lake, West Bountiful, and Woods Cross City for the police department to help out each other. The citizens voted they wanted to keep the Woods Cross Police department as it is.

The Public Works Director addressed the Council and said the water treatment plant is in its final stages of testing. If all goes okay the plant could be up and running by the end of the week. Within about two weeks the building will be completed. A date needs to be set for the open house for the water treatment plant. The City Administrator said they would add that to the next City Council agenda.

Council Member Sheldon asked if there had been questions regarding the wrong dates on the January newsletter and utility bills. The City Administrator said he would follow up with this item.

Mayor Protem Hill mentioned the green cans within the city had not been picked up on garbage day. Staff said they would follow up on this matter and suspected it was a driver issue.

**SOUTH DAVIS SEWER DISTRICT REPORT**

Council Member Westergard reported the South Davis Sewer District held a budget hearing and the budget was adopted. He said things are going well at the district.

This concluded his report.

**MAYOR'S REPORT**

There was no Mayor's report at tonight's meeting as the Mayor was not in attendance.

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**CITY ADMINISTRATOR'S REPORT**

The City Administrator went over the following with the Council:

**1. Local Officials Day**

“Local Officials Day is January 28, 2015. Given to the Council is a copy of the program for the day. If you could let me know Tuesday night if you are planning on attending, I will get you registered.

**2. Employee Appreciation Party**

“The party is scheduled for January 16, 2015 at 6:00 P.M. in the Wasatch Room at the Joseph Smith Building.

**3. “Should we have a strategic planning session? The City Administrator said he would put it on the next City Council agenda. It was discussed that March or April of 2015 would be the best time for that meeting.”**

**ADJOURNMENT**

There being no further business before the Council, Council Member Evans motion the meeting be adjourned at 8:34 P.M. with Council Member Sheldon seconding the motion and all voted for the motion through a roll call vote.

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David C. Hill, Mayor Protem

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Jessica Sims, City Recorder