

**WOODS CROSS CITY COUNCIL MEETING
MARCH 1, 2016**

The minutes of the woods Cross City Council meeting held March 1, 2016 at 6:30 P.M. In the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

CONDUCTING:

Ryan Westergard, Mayor Protem

COUNCIL MEMBERS PRESENT:

Ryan Westergard, Mayor Protem
Tamra Dayley
Jessica Gertsch

Wally Larrabee
James Sheldon

COUNCIL MEMBERS EXCUSED:

Mayor Rick Earnshaw

STAFF PRESENT:

Gary Uresk, City Administrator
Tim Stephens, Community Development Director
Bonnie Craig, Secretary

VISITORS:

Patt Huttzell
Sara Van Lent
LeGrande Blackley
Brain Holman

Beth Holbrook
Haylie Van Lent
Lois Schrader
John Thackeray

Rachael Bodell
John Sawyer
Don Schrader

INVOCATION:

Wally Larrabee

PLEDGE OF ALLEGIANCE:

Ryan Westergard

APPROVAL OF MINUTES

The Council reviewed the minutes of the City Council meeting held February 16, 2016. After their review, Council Member Gertsch made a motion to approve the minutes as written with Council Member Larrabee seconding the motion and all voted for the motion through a roll call vote.

APPROVAL OF CASH DISBURSEMENTS

The City Administrator then reviewed the cash disbursements listing with the City Council.

After their review Council Member Larrabee made a motion for approval and ratification of the cash disbursements listing as presented. Council Member Dayley seconded the motion and all voted for the motion through a roll call vote.

**OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
MARCH 1, 2016
PAGE 2**

OPEN SESSION (BRIEF ITEMS)

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

There were no items for the brief open session and the Mayor Protem closed the open session.

COMMUNITY OF PROMISE REPORT

Ms. Rachael Bodell reviewed the upcoming events of the Community of Promise Committee as follows:

Continued Mission—BYU TV has a program called “Turning Point” and Josh was contacted by them to do a documentary about “Continued Mission”. They are sending them to Moab for a week and filming the documentary there. Josh will line up speakers for the Memorial Day Celebration and will also have his booth set up with information.

Arts in the Park—There have been 10 people sign up to help on this committee. We set the dates for this year’s events. We will have food trucks for the concerts instead of concessions. For the movies we will have popcorn and drinks. We are trying to get movie rights for 5 years instead of a year at a time which will be cheaper than what we have been doing now. We are also looking for a sound company. There will be both movies and concerts throughout the summer as well Arts in the Park, Pumpkins in the Park and Christmas lighting and program.

Book Club—The next meeting for the book Club will be held April 21st.

Historian—The Historian showed us some highlights that have been in the Clipper for 2015 that she has put into a book. They included our police dog, the high schools productions. WX first canine police dog, the culinary competition, Charlie and Ruth Payne, king and queen of the seniors dance, articles about the book club, article about the firefighters when they went to WX elementary, article about the fact that Woods Cross tied with Bountiful as the #1 Salt Lake suburb city, Arts in the park flyer, prescriptions disposal, WX city youth Council pumpkins in the park, candidates for WX City Council, and Christmas tree lighting just to name a few.

Seniors—March we are having food provided and Jake Christensen will come and sing to us. We are still working on April, and May will be the cowboy poets.

The next meeting for the Community of Promise Committee will be March 16th at 7:30 P.M

YCC REPORT

The Youth City Council Mayor, Haylie Van Lent then reported the following to the City Council:

**OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
MARCH 1, 2016
PAGE 3**

“Last month the YCC began our Easter Egg preparations. Each year we fill hundreds of eggs for Woods Cross Elementary’s Easter “Egg”stravaganza.

“Last month we also did a community appreciation activity. We hope that all of you enjoyed your cookies and treats.

“Next weekend we are excited to be taking 22 youth up to Utah State University for a yearly leadership conference. It’s always a fun time and we all look forward to being able to go”

The Mayor Protem thanked Mayor Van Lent for her report and for all the Youth City Council does to help the community.

CONSIDERATION TO APPROVE THE WOODS CROSSING COMMERCIAL SUBDIVISION FINAL PLAT LOCATED AT 2600 SOUTH WILDCAT WAY

The Community Development Director then reviewed the following with the City Council:

“Given to the Council is a copy of the Community Development Staff report as it was presented a month ago. There have not been any significant changes. John Thackeray is ready to move ahead with recording the plat. The plat has been reviewed by our engineer and I recommend final approval of the subdivision plat with the two conditions that were listed.”

The City Administrator noted there had been no changes since the City Council’s last review of the project.

Council Member Dayley noted the Council had received a copy of the traffic study and she said she felt all of the issues of concern had been addressed.

Mr. John Thackeray was at the meeting and he said he was glad to have the Council review things as he felt it had only made the project better from their suggestions and comments and that it was going to be a very good project. He said they had started with the construction process and he is excited to get it moving along.

Council Member Dayley then made a motion to approve the Woods Crossing Commercial Subdivision Final Plat located at 2600 South Wildcat Way with the following conditions:

1. That CC&R’s be approved by the city attorney and recorded with the plat that demonstrates and guarantees project wide compliance with the requirements of the zoning ordinance.
2. That prior to plat recordation, the developer, city, and CDA enter into any required or necessary development agreements to guarantee development and completion of the project connected to the proposed plat.

**OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
MARCH 1, 2016
PAGE 4**

Council Member Gertsch seconded the motion and all voted for the motion through a roll call vote.

**RECONSIDERATION OF DENIAL OF REQUEST TO REZONE PROPERTY
LOCATED AT 1842 WEST 2425 SOUTH FROM C-2, GENERAL COMMERCIAL TO I-
1 LIGHT INDUSTRIAL/BUSINESS PARK**

The Community Development Director also went over the following with the City Council:

“Last month the City Council received a recommendation from the Planning Commission to approve the Overland rezone request from C-2 General Commercial to I-1 Light Industrial. The Council initially rejected the proposed rezone, but after further discussion, directed the developer and staff to hold an open house with the adjacent residents and have this item placed on a future agenda for reconsideration.

“On February 11th, an open house was held regarding the proposed rezone which Overland representatives, Council Member Dayley, the president of the adjacent Valentine Estates Homeowners Association, and myself attended. Overland Development had architectural elevations and a conceptual site plan for the open house. Our small group discussed the project and any potential impacts it may have to the adjacent townhomes. The HOA president did not have any overwhelming concerns but he had spoken with several homeowners who said it would be important that the project be screened and that lighting be shielded away from the adjacent townhomes. There was also a concern that access to the storage unit complex should be restricted in the overnight hours to mitigate any disturbance to the adjacent townhomes.

“Overland Development is asking the City Council to reconsider their rezone request from C-2 General Commercial to I-1 light Industrial.”

Council Member Dayley said they had a good conversation regarding the matter even though it was a light turnout to the open house. She said there would be good buffering with the proposed landscaping for the project.

Mr. Brain Holman was at the meeting representing this item and he said that when he spoke with the HOA representative, he had a few concerns but that any of the specific concerns could be addressed during the approval process. He said they were planning on making sure this was a good project and showed the City Council the concept plans he had. The Council said it looked like the plans would work in this area but to make sure that lighting, screening and hours of operation were addressed as requested by the HOA representative.

Mayor Protem Westergard asked if the area was rezoned and if this project is not constructed, what possible developments would go in on this property. The Community Development said it would be office/warehouse which is a light industrial use. He said any projects would likely be similar developments to the ones that are presently located in the same area as the proposed project.

**OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
MARCH 1, 2016
PAGE 5**

Following the discussion, Council Member Larrabee made a motion to approve the rezone request by adopting ordinance 570, an ordinance rezoning the property at 1842 West 2425 South from C-2 General Commercial to I-1 Light Industrial/Business Park. Council member Dayley seconded the motion and Council Members Larrabee, Dayley and Sheldon voted for the motion and Council Member Gertsch voted opposed. The motion passed with a vote of 3-1.

CONSIDERATION TO DETERMINE WHETHER TO EXTEND EXISTING RESIDENTIAL SOLID WASTE COLLECTION CONTRACT WITH WASTE MANAGEMENT OF UTAH, INC. OR TO OPEN THE SERVICES FOR COMPETITIVE BID

The City Administrator outlined the following for the City Council:

“We entered into our current solid waste contract with Waste Management in June of 2011 for a five year term with an opportunity to negotiate a five year extension of the contract. I have included a copy of the 2011 contract for your review. Waste Management has sent us a proposed contract extension agreement which I have also given to you. Waste Management is proposing to extend the original contract with the exception of changing the cost of living adjustment as outlined.

“I have also given to the Council an email I sent to Waste Management asking for clarification regarding this extension agreement. As you will notice I have raised the issue of our rates being somewhat higher than our neighboring cities and asking them if they will negotiate a rate decrease. I have given you the comparison of the rates of our neighboring cities. We are clearly on the upper end of the rates. If Waste Management is unwilling to lower their current rates to a level that is comparable to some of our surrounding cities, I recommend we bid out our solid waste services, since we should be able to get a better rate than we currently have.”

After the review by the City Administrator he said that the city had a good working relationship with Waste Management and they had done a great job for the city but he felt that since the neighboring cities rates were lower, he could negotiate with Waste Management to hopefully get a better price, especially since gas prices had dropped. Gas price would affect what Waste Management had to pay to fill up their trucks with gas hopefully passing the savings on to the city.

Ms. Beth Holbrook was at tonight’s meeting representing Waste Management and said they would be willing to talk about rates with the City Administrator. She did say fuel prices were affecting recycling costs and it was costing Waste Management more for recycling so that had to be considered as well. She did say that right now Waste Management was not planning on changing things as far as recycling goes and Waste Management would be meeting with the City Administrator to discuss the new contract and its terms.

**OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
MARCH 1, 2016
PAGE 6**

Council Member Dayley then made a motion to table this item until further negotiations can be had with Waste Management for the extension of the agreement they have with the city of Woods Cross. Council Member Sheldon seconded the motion and all voted for the motion through a roll call vote.

CONSIDERATION TO SET POLICY FOR 2016 SPRING CLEAN UP

The City Administrator then went over the following information with the City Council:

“Given to the Council is a memo from the Public Works Director regarding the 2016 cleanup. The Public Works Director is recommending we do not pick up chipping material during the spring cleanup. As he has mentioned in the strategic planning session, he believes the city crews will be overwhelmed because of the damage that was done during the winter wind storm.

“The Public Works Director proposes we try to coordinate with the emergency management block captains to get community involvement in getting the limbs and branches to the Bountiful landfill. To help the residents, we can work with Bountiful landfill to pay the landfill costs for the loads of limbs taken to the landfill. I would like to discuss any thoughts you may have and come to a decision on how to handle the spring cleanup.”

The Council discussed the matter and recommended that the city work with the emergency block captains first to see if they can get the majority of the limbs and debris cleaned up and then if further cleanup needed to occur they could send around the chipping machine at a later time.

The Council said they would like to see the first round of cleanup as soon as possible and have it last for a week. They felt like March 19th would be a good target date and the cleanup would last to the following Saturday. The City Administrator said he would work with the Public Works Director and get the message out to the community so they can be aware of the cleanup dates so they could help and also when the Bountiful landfill would be set up to pay for and to receive the debris brought in from the Woods Cross City cleanup.

It was also noted that the regular Spring Cleanup schedule would be April 9th-16th and the Fall Cleanup would be October 8th -15th, 2016.

OPEN SESSION

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

There were no public comments and the Mayor Protem gave the floor to Council Member Dayley who asked if inmates from the jail had been helping with city maintenance work last summer. The City Administrator said they did use some of the inmates last summer to mow lawns, as they were not able to get enough summer help to maintain all of the lawns with the limited help. He did say that using the inmates came with some challenges such as

**OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
MARCH 1, 2016
PAGE 7**

transportation and monitoring. He said he did not recommend using them again but it would remain an option if there are no other alternatives.

Council Member Gertsch asked if the playground equipment would be replaced in the Farm Meadows Park and it was noted there would be new equipment installed soon. She also asked if the drilling for the subsidence had been done and the City Administrator said it had been done and they were waiting on the report from the drilling company.

Council Member Larrabee noted for the Council that the Wasatch Integrated Waste Management Company would no longer be taking recyclables from private citizens as they have local curbside recycling programs that they could utilize.

Mayor Protem Westergard asked what the status was with the Maverik site and the mess they keep leaving on the road. The Community Development Director said he had a meeting on Friday with Maverik to discuss the problem and they would hopefully have some information after the meeting took place as to what Maverik plans to do about the mess.

PLANNING COMMISSION REPORT

The Community Development Director reported on the Planning Commission meeting held February 22, 2016. Please see the minutes of that meeting for the details of his report.

MOSQUITO ABATEMENT REPORT

Council Member Sheldon noted that at the last meeting they discussed bringing back there seasonal help. He said half are returning so that would save the district money by not having to spend extra money on training costs.

He also noted that the district had approved a drone permit and they would be using drones to more effectively manage trouble spots that could not be reached easily by other means. He noted the drones can lift 40-60 pounds and would deliver the treatments to very specific areas and that would also save money by not having to use the airplane which is more costly.

SOUTH DAVIS SEWER DISTRICT

Mayor Protem Westergard noted that they had been discussing the resource recovery project again and are waiting on the legislature for their decision.

He also noted the district is considering a contract with a food company to take their waste and use the digesters to utilize the waste. He said they are in discussions to see if this might be a possibility for the future.

**OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
MARCH 1, 2016
PAGE 8**

MAYOR'S REPORT

There was no Mayor's report as the Mayor was absent from tonight's meeting.

CITY ADMINISTRATOR'S REPORT

The City Administrator noted that the drilling had been done in the Farm Meadows subdivision and they are waiting to receive a report regarding their findings.

He also noted that there had been discussion on the Valentine Estates storm drain and they are hoping for a permit and approval from the corp. of engineers and then they would be opening up the project for bids.

ADJOURNMENT

There being no further business before the City Council, Council Member Sheldon made a motion to adjourn the meeting at 7:45 P.M. Council Member Larrabee seconded the motion and all voted for the motion through a roll call vote.

Ryan Westergard, Mayor Protem

Bonnie S. Craig, Secretary