

**WOODS CROSS CITY SPECIAL MEETING
AUGUST 9, 2016**

The minutes of the Woods Cross City special meeting held August 9, 2016 at 7:00 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

CONDUCTING: Rick Earnshaw

COUNCIL MEMBERS PRESENT:

Rick Earnshaw, Mayor	Wally Larrabee
Tamra Dayley	James Sheldon
Jessica Gertsch	Ryan Westergard

STAFF PRESENT:

Gary Uresk, City Administrator
Scott Anderson, Public Works Director
Jessica Sims, City Recorder
Adam Osoro, Lieutenant, Police Department

VISITORS:

Margaret Hughes	Levi Layton	Mario Gonzales
Marine Poole	Brian Moss	Stephanie Gonzales
Mark Nielsen	Don Schrader	Brett Anderson
David Layton	Lois Schrader	Dallin Stephens
Haley Stephens	Anne Blankenship	Hall Blankenship
Richard Stromness	Isaac Wutkee	

INVOCATION: Ryan Westergard

PLEDGE OF ALLEGIANCE: Tamra Dayley

**TRUTH IN TAXATION HEARING – PROPOSAL TO RAISE PROPERTY TAX RATE
FROM .000848 TO .001210**

The Mayor gave the floor to the City Administrator who reviewed a power point presentation with the City Council. The power point presentation is attached to the minutes as Attachment A.

Following the presentation, the Mayor asked the Council if there were any questions or comments. The Council did not have any and the Mayor then opened the public hearing for public comments.

Dallin Stephens living at 2541 S 1400 W appeared before the Council and asked what the total square footage and cost per square foot of the proposed main building, what the purpose of the building is and if the building is necessary. The Public Works Director answered Mr. Stephens that the building is proposed to be 34,000 sq ft and \$167/ sq ft. He additionally went over the building plans and discussed in some detail the components of the proposed building. The City feels the proposed building is necessary.

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Margaret Hughes living at 1761 S 500 W appeared before the Council and stated that her property taxes had gone up 57.7% in the last 10 years. She also noted that Woods Cross does not have a grocery store and she sees neighboring communities getting the sales tax spent by our citizens. She stated that being retired and on a fixed income it is difficult to absorb additional increases in taxes. There was discussion about how property tax is calculated and all of the different entities that appear on the property tax statements.

Mark Nielsen, living at 989 W 1100 S, appeared before the Council and asked what our City's tax base demographic looks like and how does it compare to other Cities. He also asked what the effect the property tax increase will have on commercial businesses in the City. The City Administrator discussed the details of how less property tax is charged to resident home owners (first homes) than is charged to commercial businesses. He went on to describe how the City has a fairly strong commercial tax base which has allowed Woods Cross to keep property taxes low. The City is committed to continuing to grow a commercial tax base. There was additional discussion about if there were areas in the budget that could be cut to pay for this project and why there has been an increase in police calls.

Don Schrader, living at 2018 S 700 W, appeared before the Council and recommended that the training room in the proposed building be built larger. The Council and staff noted that they would consider it.

Hall Blakenship, living at 1918 S 580 W, appeared before the Council and asked if there is space in City Hall to accommodate the proposed additional officers, and if not, how will that be handled. The Lieutenant responded that the department is able to make do with the space they currently have and encourages the officers to be in their patrol cars, out in the community. It was also discussed that the proposed public works building would have storage areas for all departments of the City, including Police, which will free up additional room at City Hall.

Brian Moss, living at 2283 S 2205 W, appeared before the Council and asked what the length of the bond payment is and what will happen after the bond is paid back. The length of the bond payment is 20 years and the City Administrator discussed that the property tax and rates could return to current levels. There was additional discussion about the fact that the current Council cannot bind a future Council and the need for public involvement and input.

Mr. Moss also asked if the estimated maintenance of the proposed building larger than the maintenance on current facilities. The City Administrator answered that it would be larger, but that the City budget would absorb the additional costs.

Brett Anderson, living at 1273 W 1300 S, appeared before the Council and asked if there has been discussion about selling the current public works shops/property. The City Administrator answered that yes, the sale of the property would go against the project. The Mayor added that the Council Members and he are also Woods Cross City tax payers and that it is a very difficult decision to make, but that they are elected to make decisions in the best interest of the City for the future.

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Dave Layton, living at 1592 S 850 W, appeared before the Council and asked why the City wanted to build a new building instead of buying an existing building or retrofitting our current building. The Public Works Director shared that before the property for the proposed building was purchased there was nothing in our City or surrounding cities could be found. The cost to retrofit the existing public works facilities would be cost prohibitive and not the best value to the City. Mr. Layton asked how this proposed Public Works building would benefit him and that the Council please keep the poor in the community in mind.

Dallin Stephens appeared before the Council again and stated that the figure of \$167/sq ft seemed high and asked what value engineering had gone into the estimate. He also asked what would happen to the excess bonded money if the costs came in less than the estimates. The City Administrator indicated that the current costs are estimates and still need to go through value engineering and that the current estimate is probably high. There was additional discussion on what would happen if the costs for the proposed building come in less than what is bonded for, if rebuilding on the existing site was considered, if the property for the proposed site has already been purchased, and if there were any additional tax increases on the horizon.

Richard Stromness, living at 1302 S 840 W, appeared before the Council and noted that he saw both benefits and costs associated with the proposed property tax increase and asked the Council to really consider what the benefit of this proposed project is compared to the cost.

Mark Nielsen appeared before the Council again and stated that a 50% tax increase based on an estimate is hard to take and that he would rather have a more concrete number, or even be conservative in raising the property tax this year and raise it again next year if necessary.

ADJOURNMENT

There being no further business before the City Council, Council Member Gertsch made a motion to adjourn the meeting at 7:48 P.M. with Council Member Larrabee seconding the motion and all voted for the motion through a roll call vote.

Rick Earnshaw, Mayor

Jessica Sims, City Recorder