

**Sunset City Corporation**  
**City Council Minutes**  
**November 12, 2019**  
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Minutes of a special work meeting held November 12, 2019 at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Mayor Madsen presiding.

**SPECIAL WORK SESSION**

**Mayor and Council Present:**

|                      |                |
|----------------------|----------------|
| D Howard Madsen      | Mayor          |
| Chad Bangerter       | Council Member |
| Norm Noyes           | Council Member |
| Nancy Greco Smalling | Council Member |

**City Employees Present:**

|                |                       |
|----------------|-----------------------|
| Susan R. Hale  | Recorder              |
| Jason Monroe   | Public Works Director |
| Dustin Ericson | City Attorney         |
| Scott Nelson   | City Engineer         |

**Excused:**

|               |                |
|---------------|----------------|
| Ricky Carlson | Council Member |
| Scott Wiggill | Council Member |

The special work session was called to order at 6:30 p.m. by Mayor Madsen.

- 1. Discuss infrastructure issues:** Mayor Madsen advised there is an issue with the waterline valves near the Lofts at Falcon Ridge development. Recorder Hale stated the City cannot do what the owner has asked in giving him a discount on the pending impact fees because Sunset does not have any impact fees and those being collected go to the North Davis Sewer District. Impact and connection fees were discussed. The Council would like to address those fees in the near future. Recorder Hale will find out what a study for impact fees may cost.

Engineer Nelson said in a pre-construction meeting with Mr. Cook and his contractors, he told them the existing valves were probably not good and they would have to put Inserta Valves in to kill the line. They put a different kind of valve in, which was cheaper, but they did it after they finally realized they weren't lying to them and the line could not be shut off. Council Member Noyes discussed the valves with Director Monroe and Engineer Nelson. Engineer Nelson said the developer put in line stops to shut the water off, which will be removed once their line is in and the valves they put in will then only shut off the water to his property. If they had put in the Inserta Valves like they were told, they would not have had the problems they had searching for valves that would cut the water to their area, costing the approximate \$16,700 they want discounted. Mr. Cook was asked to replace the water line in front of his development because the existing line was too small and too old to serve the needs of his development. He was also asked to put in two valves on the outside of his property and they were to be Inserta Valves. He instead put in line stops, then he'll have to cut the line and put in gate valves, which is cheaper. When that's done, he will have gate valves to shut off the water while installing the lines into his development.

1 Mayor Madsen had asked City Attorney Ericson to attend this meeting so they could obtain  
2 his advice on whether or not the City was liable for the discount Mr. Cook is asking for.  
3 Attorney Ericson asked if the water valves benefitted Sunset in any way or if the valves  
4 would only shut off water to Mr. Cook's development. He was told the line stops they put in  
5 and the valves they will put in only benefit his development. Attorney Ericson said he would  
6 send Mr. Cook a letter stating the City has no liability for the discount he asked for.  
7

8 Council Member Bangerter asked Attorney Ericson about a property on 2300 North that has  
9 an abandoned house that is unsafe and Attorney Ericson explained how the abatement  
10 process works. Council Member Bangerter asked Attorney Ericson and Recorder Hale to  
11 research Sunset's abatement ordinance. The owner of the property came in that morning and  
12 submitted a variance request, which Attorney Ericson will review.  
13

14 Mayor Madsen mentioned Coalville was just finishing up a project where they replaced  
15 every water line in the City. It was \$9 million and Coalville received a grant through USDA  
16 \$4.5 million and they bonded for the other \$4.5 million. Engineer Nelson said that grant  
17 would be a low to no interest loan and they will have to pay it all back. Council Member  
18 Bangerter asked if something like that was feasible for Sunset and where its infrastructure  
19 stands as a whole. The infrastructure was discussed and said it needs to be evaluated. A  
20 water rate study also needs to be done. Engineer Nelson said, other than CDBG grants, there  
21 is no free money out there now. It all has to be paid back. They all discussed applying for  
22 CDBG grants every year and/or a multi-year grants to finish 300 West, do 350 West and  
23 replace the laterals throughout the City that are still galvanized pipe.  
24

25 Mayor Madsen mentioned the storm water issue on 250 West by Sunset Jr. High School.  
26 Storm water collects there and it gets icy during the winter. Different ways to correct the  
27 problem were discussed.  
28

29 Attorney Ericson was excused.  
30

- 31 **2. Discuss City Manager option:** Council Member Bangerter would like the Council to  
32 review the pros and cons of hiring a City Manager. He read, "Officials hired by City Council  
33 to be in charge of the day to day operations are the topic of local discussion and among the  
34 International groups as well. State officials state-wide are making the argument that Chief  
35 Administrators are needed now more than ever to help run the cities. With the expansion of  
36 responsibility of cities and towns, the policy making demands of governing bodies is greatly  
37 increased, as is the need for technical, competent management of the operation of daily  
38 services." During his years of service there have been a lot of times he has felt incompetent  
39 in discussing some items, where a City Manager may be better at it. He feels it would be in  
40 the best interest of the City to move forward with this discussion over the next 6 to 8 months.  
41 He would like David Church, from the Utah League of Cities and Towns, and Matt Dickson,  
42 President of the International City Managers Association, to visit with the Council. He  
43 would like the Council to gather their questions to present to these men. He believes the  
44 potential will outweigh the cost of a City Manager if they get the right one. The City  
45 Manager works with the Mayor to bring projects before the Council.

3. **Discuss plans for the property behind the City Building:** Mayor Madsen stated Council Member Noyes gave them different plans on what they could do with the property. One is to sell 3 or 4 lots to fund developing a park behind them. Another is to make the whole area a park. He favors selling lots to fund the park. Council Member Noyes wanted to get an idea of what the Council wants before asking Engineer Nelson for a cost estimate. The Council discussed the plans and decided to have Engineer Nelson to draw a mix of the two plans. Mayor Madsen explained a Veterans Memorial Spanish Fork has that honors each branch of the military with their flags placed on 2 or 3 foot high brick platforms and placed in a semi-circle around the American flag. It didn't look cheap but it wasn't expensive. Engineer Nelson said Riverdale got a lot of sponsors to help pay for their Veterans Memorial and they put their names on the back of the monument.

Engineer Nelson was excused.

Remodeling the City Building for the Court and the Sunset Room was discussed. It will need to be a project for the next budget year. Another idea was to build a separate building on the property behind the City Building for a Court House. Recorder Hale will check to see if they need to do an RFP for an Architect.

Public Works Director Monroe said quite a bit of money has been spent in the last year and there has to be money the City is willing to spend in order to apply for the CDBG grant, so he asked what his limit was. The more the City can put up, the better the score for getting the grant will be. Almost all of the fund balance for water is used up with the Main Street project, so if anything is to be done with water the funds will have to be borrowed from Storm Water or Sewer. Council Member Noyes suggested getting cost estimates for the two projects and then they decide how much of the project or projects they can afford to do at a time. Trying for other types of grants was also discussed. Mayor Madsen believes somewhere down the line the City is going to have to bond so all the infrastructure can be done and that means a utility increase or a tax increase will have to be implemented.

Council Member Bangerter made a motion to adjourn. Council Member Noyes seconded the motion. The motion passed unanimously with Council Members Bangerter, Noyes and Smalling voting yes.

The meeting adjourned at 8:20 p.m.

Approved – December 3, 2019

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D Howard Madsen, Mayor

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Susan R. Hale, Recorder