COUNCIL WORK MINUTES
JANUARY 6, 2016

The City Council held a meeting on Wednesday, January 6, 2016, at 5:30 p.m., in the Council Chambers, 10 North Main Street, Cedar City, Utah.

MEMBERS PRESENT: Mayor Maile Wilson; Councilmembers: Ron Adams; Paul Cozzens; Terri Hartley; Craig Isom; Fred Rowley.

STAFF PRESENT: City Manager Rick Holman; City Attorney Paul Bittmenn; City Engineer Kit Wareham; City Recorder, Renon Savage; Finance Director Jason Norris; Police Chief Robert D. Allinson; Fire Chief Mike Phillips; Fire Marshal Mike Shurtz; Economic Development Director Danny Stewart; Events Coordinator Bryan Dangerfield.

OTHERS PRESENT: Mary Cozzens, Kelly Newville, Jean Loubet, Brent Drew, Tom Pugh, Wayne Hartley, Bryson Enman, Bob Barton, Robert Thomas, Dan Neville, Jenna Neville, Brent Williams, Kelly Dalton, Heath Oveson, Jay Adams, Tom Jett, Melodie Jett, Bob Platt, Linda Wilson, Rich Wilson, Natalie Anderson, Jessica Anderson, Blake Cozzens, Alan Iverson, Kalynn Carter, Bryce Barnhill, Chris Dahlin, Brooklyn Shakespeare, Brandon Webb, Chris McCormick, Garnet Barton, Steve Nelson, Melissa Schuhmann, Karsten Reed.

Paul Cozzens was sworn in as Councilmember by City Recorder Renon Savage.

Paul – I have enjoyed my service for the past 4 years. We have an unbelievable community that can't be matched with volunteerism. I look forward to working with the new council and learning from their perspectives, strengths and traits. I am grateful for those I have served with and look forward to another four years. I am happy to listen to anyone. I appreciate your confidence in allowing me to serve again.

CALL TO ORDER: Pastor Carrol of the Calvary Chapel gave the invocation; the pledge was led by Councilmember Hartley.

AGENDA ORDER APPROVAL: Councilmember Adams moved to approve the agenda order; second by Councilmember Rowley; vote unanimous.

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF COMMENTS: ■Rowley – I sent an email about businesses that put the snow on the sidewalks when they shovel. From City Hall south I counted 14 piles. We might have a Code Enforcement Officer stop by and ask them to have the plow operators keep the sidewalk clear so people are not forced into the street. ■Cozzens – tomorrow at CHS the State Water Engineer will be here to discuss water in Cedar Valley at 6pm. This will affect a lot of people. You may want to attend. We talked with the attorneys in Salt Lake in our last meeting and Kit has done a good job with 1500-2000 acre feet in recharge by the Airport. The wells are showing difference, it has risen 20 feet since we have started doing this. We need to talk about changing water law so we get credit for recharge. In

Arizona they take water out of Lake Havasu and send it through canals and have recharge basins and recharge acres of ponds sometimes 8 feet in one day and they get credit for that water and can pull it out later. Another point someone brought up, I think things have leveled out, but our building permits are archaic and we could get them software. Mayor – we have funded that software, with the transition it was chaotic to do research, Drew and Jeremy want to do enough research to get the best product. They have been working on that. ■Mayor - January 20th meeting time: The Chamber Awards Banquet is on the 20th and Terri Hartley is receiving an award. We would like to move the council meeting time to 4:00 p.m.

PUBLIC COMMENTS: ■Robert Barton – we had a serious issue at the cemetery, there is a vandalism problem, my daughters grave has been hit twice. They are taking bats and knocking flower pots over and bending shepherd hooks and tipping headstones. People are scared to put anything decent on the graves. Could we get some light in the cemetery? The police try and do what they can do. Some cemeteries have security. We have a security company in town run by Clint Kelly. I would like cameras and street lights out there. Rowley – it is a low wall, but do we close the gate? Mayor – we don't have gates. Chief Allinson – We were made aware a week or so ago, but we don't have a report. Austin did make us aware. We want to respect the privacy of people out there. We could put camera's or more patrol. Rowley – is there certain time or dates? Robert Barton – the last time was two weeks ago. I drove through the cemetery and have seen other plots. It is heartbreaking. Chief – it is probably isolated to one or two individuals. We will work on that. ■Scott Phillips – I want to offer my thanks to the City and the City Crews on how nice the city looked through the holidays. I know there is a cost, but it makes a difference in the community. ■Chris McCormick, Chamber Director – we have a number of events coming up that I want to make you aware of: Jan 20th is the 66th annual best of Cedar City Gala and one of our award winners is a new councilmember; Get Your Business Online (GYBO) event on February 4th 8-noon at the SWATC new campus; and March 19th 10-4 at the Diamond Z arena Business Showcase event. ■Tom Jett – Scott Phillips is correct, Cedar was beautiful with the snow and lights. I want to publically welcome Ms. Hartley and Mr. Isom, it will be an exciting four years.

CONSIDER AN ORDINANCE ANNEXING APPROXIMATELY 18.41 ACRES OF LAND IN THE VICINITY OF 2800 NORTH AND NORTHFIELD ROAD – STRATTON FAMILY LIMITED PARTNERSHIP/BOB PLATT/PAUL BITTMENN: Bob Platt – this has been in the works for some time. It is on Northfield Road, and consists of 18.41 acres. The City Attorney has sent, and the owners will dedicate 22+ acre feet of water to the City. We will also sign a right of first refusal with the City for their additional water. Cozzens – it is 1944 priority date, do we have a say in what water we get? Kit – no, we can get a water report on all their rights and we could pick and choose and what we don't want we get a right of first refusal. Paul – we look at water that has been used in the 3 years prior to the annexation. We didn't want to go after every bit of water that they use, some may have some they use for farming across the valley. Cozzens – we want a good priority date so we are not at risk of losing it. Paul – we will relook at it when the Water Engineer gets done doing their thing. Kit – there is usually not a lot of water on it and not a big choice. Action

CONSIDER A RIGHT OF FIRST REFUSAL BETWEEN STRATTON FAMILY LIMITED PARTNERSHIP AND CEDAR CITY FOR WATER RIGHTS – STRATTON FAMILY LIMITED PARTNERSHIP/PAUL BITTMENN: Paul – Mr. Platt addressed this above. It is a simple agreement with the water right number. If they want to sell we get the first right, if we don't want it they can sell to others. Action.

PUBLIC HEARING TO CONSIDER AMENDING THE CITY'S ZONING ORDINANCE ESTABLISHING A MINIMUM OFF STREET PARKING REQUIREMENT FOR SINGLE OCCUPANCY BEDROOM UNITS IN THE VICINITY OF SOUTHERN UTAH UNIVERSITY – LEAVITT LAND/PAUL BITTMENN: Brent Drew with Leavitt Land – under the current ordinance if you have a room you are renting, you can have double occupancy with 1.30 spaces for room. If you put one wall down the middle and give separate bathrooms it is still the same requirement. We came with a recommendation of .75 per occupant because of the student housing market, the majority of the towns we called had. When visiting with the City there was one main apartment complex that brought up a lot of concern. Kit went to an apartment early and came up with the formula of .85 would be better suited, but included visitor parking in that number. Kit – no, it is .25 in addition to the .85. Brent - the vote at Planning Commission was 6 for 1 against with the .85 parking stalls and .25 visitor parking.

Cozzens – I do own property within the radius of the discussion and am working on this project as well. Isom – is this with respect to the new building on 300 West? Brent – yes, and there may have to be some modifications. Paul – while the Leavitt Land project on 200 North 300 West is what brought this forward, it would apply to any project in the radius of SUU single occupancy within ¼ mile of SUU and the boundary 1150 W. west side 200 S on south, 300 West on the east and Center Street on the north. Kit – we would measure from the outside edge. Mayor – the .25 per dwelling is that per apartment, per bedroom? Kit – apartment. Paul – they have 20 units and so it would be .25 times 20 making 5 visitor parking spaces. Mayor – was the original recommendation from staff .5 and it was cut in half by Planning Commission. Rowley – NAU is the only university in the survey that has additional visitor parking requirement. Mayor –in my situation when I was a student, more often than not even if a single occupancy bedroom doesn't mean you won't have 2-4 people there watching movies and spending time and we each would take our own vehicles. In that case one unit would use all the visitor parking, and often we would end up spending the night sleeping on the floor, both school nights and weekends. Most college students have a vehicle and drive in this area. There is also another where we would park at student housing to get a parking spot and carpool to find a parking spot at SUU because of a the limited parking at SUU. That is a student mentality of cars and parking. We need to look at this so we don't have angle parking requests continue. College students tend to if you can't find a parking spot you don't go to class. This is close and you may think people will walk, but College kids are social and we need to really think through having 4-5 spaces for visitors that could be one room.

Brent Drew – I have memories of College, but there is no parking at the University parking that are overburdened with cars for overnight. I understand the worry, but mathematically we can't find the numbers for visitor parking. The Thunderbird Landing we don't see the number of cars that are causing problems, the number is less. At the University the new student housing, they have 234 spaces and 600 students. Rowley – when students go from one apartment to another they swap spots. When the person that rents the apartment comes home and there is not any parking. Brent – we don't want extra students in the apartments and the students turn each other in. There is not a mass hysteria parking for that reason, it is sufficient.

Rich Wilson – I find what the remarks were made to be totally false and I say that because I am engaged on a daily basis in student housing. The study that created this number many years ago, which I was a part of, the 1.3 is a number that worked in the northern hemisphere where we have issues of snow. People that would normally park end in the road, it is a significant factor in the winter. We find in our housing that we have a 1 to 1 car to individual exclusive. The reason you aren't hearing complaints because we built 1.3 parking spaces and it allowed for visitors and students. You are talking ½ mile circumference you think they will walk and I can tell you they are not walking, they are driving. You need to be sensitive that we are driving the individuals to park on the road. 300 West was the corridor to the University and $30 million dollar Sorenson Performing Arts. The last thing you want to see is cars all over the street because the parking complex will create turbulence entering into the University. This is a great example of what is there. I will say please do not compromise the parking that is existing on the ordinance today for the sake of one or two projects that will enrich or enhance the university when it will create turbulence for the citizens driving on those corridors. One car, one body is the norm and when we drive up and down the road, I have people parking in one of my places from Thunderbird because it is not working. They do not walk, they drive. One parking stall per person with sensitivity to the visitors. The magnitude on 300 West for 3-5 visitors is a mockery.

Chris Dahlin – Appraiser in town for over 20 years, I come when I feel there is something I can add to the discussion. I did some homework, I went around the university today and the housing area south of the university and checked out the parking and the parking has to have a resident sticker to get in that lot, there are 312 parking spaces, at 1:30 p.m. there were 15 spaces not being used. I went to 500 West adjacent and it was full of cars. I went to 700 West there was no place for anyone to park in front of their house. I called Provo, they have more experience in parking that anyone in the state and it was a continual problem before the City Council. Their parking ordinances are very interesting, many dedicated, rules and regulations for putting boots on cars and towing cars. South of BYU, 800 North, you go down south of BYU where the older housing is and it is completely crowded with cars every day. The problems came in because the planners or lack, everyone comes with cars. BYU providing students provided a parking problem between students, property owners and the City. I guarantee if you read the ordinances you will be astounded and you will see reading the ordinances that it has been a problem for 40 years. This is where it needs to get smart; we have Provo that didn't plan. Students and residents getting booted and it is a problem because there is not enough

parkiing since the 1960's when they started driving their cars. I went around the campus, I took pictures, 500 and 700 West there is no place to park your car in front of your house. Plan and be smart about it.

Blake Cozzens – I do property management. I have experience, I manager a new set of apartment s on 800 West between 200 North and800 West and they required 1.3 and the parking lot is half empty. The 1.3 is overdoing it and you need to factor that in when you are requiring property owners to provide that parking. Rowley – how far from campus? Blake – about the same distance, 141 North 800 West. I think it is a waste to require 1.3 per room if the parking lot is ½ empty.

Hartley – Kit, I have read the studies and you came with the recommendation for the .5 for visitors. Kit – when I did the study the ratio I got for the number of cars in the lot and street that were using the apartment complex was about .81 parking spaces in cars per bedroom. Rowley – the Board of Adjustments gave a variance that allowed .75 parking? Kit – yes and there was about 10 cars on the street. Through the staff process we decided .85 which I felt was adequate to accommodate the visitor parking. As we went through the staff process we decided to put .85 and the Planning Commission cut it back .25.

Cozzens – you did the studies early in the morning? Kit – yes and it was very consistent the lot full and the 10-12 cars on the street. Cozzens – it was 3,000 feet away and this project is 1,200 feet away, you would think you would have more people walking being that close to the University. Kit – Thunderbird Landing would be included in this parking amendment. Mayor – SUU housing across from campus has everything to accommodate without a car and the lots are often full. Brent Drew - .5 to .37 spaces per bedroom at that unit. Rowley – the parking lot is full, Eccles Living Center is .37 per unit? Drew – 610 students and 312 parking stalls. Rowley – the lot is full, there are students there without cars.

Tom Jett – I am not opposed to a reduction in parking, I stand behind the .85 and the .25, but are they per unit or per bedroom. The Leavitt building has a multitude of units, each unit has 6 bedrooms, based on the Planning Commission recommendation they will have.85 x 6 and plus .25. We have been looking at building a unit, if I had 6 units with 1 bedroom and 1 bath with kitchen living room, dining room and I would have .25 x my number of units and I would have the .25 on one bedroom plus the .85. Rowley – so he has to come up with .25 parking spaces per unit plus the .85. Tom – they just have to come up with .25 for 6 bedrooms. We still compete in the marketplace. The second issue, they have designed for a small bedroom, my concept which I usually have one person per bedroom; I don't want the City to dictate the size of bedroom. I am catering to the graduate student or the person that has fallen on tough times. The ordinance can specify they are intended or designed as a one bedroom unit. Rowley – under the ordinance, you are better off than the 1.3. Tom – I get that, but from logic standpoint, as stated by Mr. Wilson and Mr. Dahlin the trend is that most have cars even though my occupants don't have cars. Theirs is .89 for 6 and mine would be 1.1 for one. We all have to market on the same playing field. Don't discriminate against those that don't go for the multi student units.

Paul – under this proposal you would still be required 1.3 because it limits to a single occupancy bedroom that is 100 square feet so it would not accommodate Mr. Jett's project. Tom – I don't want it to be a student issue. Paul – if his units have 150 square feet bedrooms they don't qualify as a single bedroom unit. In order to get this parking they have to have the bedroom under the 100 square feet. Tom – to me it doesn't matter if it is a 12 x 12 room brings more with them and will be here longer, low cost affordable unit that will not add to additional cars versus a 6 bedroom. The proposed ordinance is flawed in the basis and logic, we need to look at changing the size of the rooms, clarify the distance and determine why we are doing the parking and what the history is. There was a gentleman in town in 1990 that built a large amount of apartments west of the University and we were short and it created the 1.3 parking. Adams – is that where the 1.3 originated. When the term of ceiling height and why it was put in, but the reasoning was the amount of beds that could be placed, you call it one bedroom but you can put bunk beds and have 8 occupants in one bedroom. That may have been why the ceiling was established. The definition, I understand the one bedroom unit. How do we enforce that they can't have more than one bed in a unit. Kit – the ordinance says for 1 person, if we find out there is more then there will be inspections made to make sure. We feel comfortable with 100 square foot room. Mayor – the 100 square foot area that includes floor and closets, but not bathroom, so if you do a large bathroom with a vanity it could be a larger unit with a closet built into the bathroom and get much larger than the 100 square feet of living area. Something like Tom's project can be. Kit – the bathroom is not included in the 100 square feet. Mayor – if you put the closet in the bathroom then you gained square feet towards living area. Cozzens – that is not happening, the bathrooms are too tight. They are designing them so people have privacy. Mayor – I am thinking beyond this project, it will have a lasting impact on development in the future; it is not just one project. We need to look at long term. I would rather have a large bathroom and large closet than a large kitchen. Who would go do inspections? Rowley – I would think one time per semester to see the contracts per units. I don't think it would be a burden. We also want to encourage and reduce the burden on the developer so more housing can be developed to add students to the university. Some lots are not large and we want it to be more easily developed. Mayor – we need to think about parking. Rowley – I live ½ block from the University so I understand that.

Mike Shurtz, Fire Department – we want to state that we support Kit's study and numbers. We want to make you aware of concerns, the Thunderbird Landing we had a small fire in October, Wednesday night at 7 p.m. and that parking was over full to the point that it made our response more difficult and challenging. We had space for one fire engine; we had to put the aerial truck in the street. That aerial truck is further from the building and reduces the ability to rescue from a 3rd floor if needed. They received a variance on their parking. When you reduce the parking they do overflow to the street and it hampers our response. Rowley – you support the .85 and the .25 or the .5. Mike – we trusted Kit's study which was an increase of what they had a Thunderbird Landing; we know that doesn't work for our response. If we could get 2 parking spaces and big roads and accesses we would like that. The way the Leavitt Development is situated, we feel we have access from the street if there is not parking. There is a narrow entrance off

300 West and as part of the conditions we said no parking and painted red, that is the only way to get into the interior of that development. When the parking spills over it is a concern to us that they will park in the red area.

Steve Nelson – as I listen, I came without an opinion, I have several rentals myself. As we look at the issues the developer wants to maximize their income, get as much on the property to make as much money as possible. We sacrifice what is best for the community when we do that. I look to you as the guardians of that to keep us in check from self-interest. It is unfortunate it is happening with a project so the pressure of a project is not there. As I listened, every example we give of a time we went against the ordinance, all I hear is regret. I haven't heard some say that 1.3 is a problem. It makes me nervous to make and adjustment. Did we go in detail for occupancy with the study, do we have the information we should have to make sure we don't jeopardize the good of the community. I hope we can pause and do something we can all be happy with and not regret years from now.

Hartley – I didn't see is how many actual spaces are on site? Brent – 109 presently, we have a permit to put 140 students I need 106 spaces and I have 109. We are making it so students who want single occupancy can't have that. Under current ordinance there is no one on one requirement. We want to do this so we can have a single occupancy room, with the .85 it is coming in higher than today's ordinance. We are talking about our project, but others also. Under the current permit I can put 140 students with 106 spaces. Rowley – we are talking about the university being surrounded by old homes, and this is what we are talking about. We want it palatable to a developer but also protect the neighbors. Brent – no matter what is decided, we will finish the project, but what will the smaller mom and pop do. Tom Pugh – what we are asking for is more restrictive than what we have now. We could put three or four people in a bedroom; we don't want to do that. We have a permit and it won't change for us, but there will be other projects that will come up. The idea is to do something that makes sense.

Cozzens – on Thunderbird Landing, would the .85 of handled the parking? Kit – yes. Cozzens – if I had a son or daughter going to school and didn't want to have to drive I would want them close to the university. I have a hard time believing that some come without a car, more kids would be attracted to a project like this. Mayor – if more and more people want the single occupancy room, even if they are built to double occupancy, isn't there still a trend that the ones the size of double occupancy are single occupancy. Cozzens – if you don't do the divider wall you are cutting it to .65. Mayor – there are a lot of times where the room is double occupancy but the student still has a single occupancy and pay higher rent. You would have the 1.3 spaces for 1 person in those situations. Rowley – do you feel the .85 or would you feel better with the .5 visitor? Kit – I felt comfortable with what the Planning Commission came up with. Tom Jett – I am looking for clarification on logic. If I were to build more units why would I penalize myself by building units for 3 people? How do we justify the .25 on a six bedroom but a one bedroom still has a .25 requirement, that disenfranchises the person not building for young student housing. There are people that are 25 that don't want a roommate. Please keep in mind the .25 how it plays out for the one bedroom and please don't put a

burden by saying the room has to be 10 x 10, it is not marketable to all groups, only to special interests and that is not fair. Other developers will get wise. Hartley – do you have a suggestion on how that could be worded? Tom – It should be written for single occupant units. You will never stop dishonest people from coming over for a few days. Most landlords try to limit the number of people there. I'm not sure how to properly word that or how to word the .25, it just doesn't seem equitable.

Mayor Wilson I didn't officially open the public hearing, but we have been having it.

Steve Nelson – please don't have an ordinance that requires the City to inspect the units, that is an intrusion, build units to be done right. Paul – not just the intrusion, but the staffing, the best time to catch it is in the building permit process. From the developer standpoint if they put more beds in later how will they add parking if they are landlocked. Isom – the most compelling thing that has been said is what has happened in Provo, I don't aspire to be Provo, and they are .7 per bedroom with no provision for visitor parking. We want to have adequate parking. Mayor – some places have better public transportation. Each community is different with transportation and resources. Brent Drew – we understand that argument, but these are all within ¼ mile of the University so they are not using public transportation. Isom – on campus I can image getting away from ½ space for bedroom because I would send my kids to the dorm without a car their freshman year, but that is very different when you get off campus. In the rural setting most will have a car. Brent Drew – I understand that argument, but the numbers of 234 with 610 students. Isom – I am saying the dorms are different. Brent – no matter we can do 140 students on the property. Scott Phillips – I have a home near the university, it is older and I don't want it torn down. Any zoning ordinance change I worry about. If it is a good ordinance, why not do it everywhere, not just around the University. Rowley – it was done with fewer students needing a car. Paul – Cedar City does not endorse spot zoning. There were no further comments. The hearing was closed. Action.

PUBLIC HEARING TO CONSIDER VACATING AND AMENDING SAFE HARBOR AT BLACK ROCK PLANNED UNIT DEVELOPMENT, PHASE II – ROSENBERG & ASSOCIATES/PAUL BITTMENN: Paul – Blackrock PUD is across from the auction on HWY 56. It has been around for some time, most units built out, some space in the back they want to reconfigure building pads, not add any more. It will impact some common space, there are CC&R's and all owners have interest in the common space. They had to get 70% of those with interest sign off and they did that. Kelly Newville, listing agent for Blackrock. The revision abandons a few lots and shifts a few lots so drainage and retention is better for the infrastructure. Paul – they are not adding density. Kelly – we abandoned 3 pads. Cozzens – you are going from 5 to 3 pads? Kelly – there are 29 lots, the owners association, the lots they own will be developed and 3 of the 20 will be abandoned. We had drainage patterns change and had to move the drainage and it would not have been a good lot. We think we have it better engineered.

Mayor Wilson opened the public hearing. There were not any comments. The hearing was closed. Consent.

PUBLIC HEARING TO CONSIDER VACATING AND AMENDING COUNTRY MEADOWS PLANNED UNIT DEVELOPMENT, PHASE 2 – ADAMS SURVEYING/PAUL BITTMENN: Paul – similar to Blackrock it is an existing PUD. They are not changing for drainage. When they platted that had different size building pads, the larger size is more popular they are moving to that. They have 70% of the HOA to sign off, the taxes are all clear. Rowley – a lady from the development was at Planning Commission and very complimentary to the project. Jay Adams – engineer for Country Meadows she was complementing the builders of the house she bought. This is northwest of the hospital.

Mayor Wilson opened the public hearing. There were not any comments. The hearing was closed. Consent.

CONSIDER FINAL PLAT APPROVAL FOR SYCAMORE TRAILS PLANNED UNIT DEVELOPMENT, PHASE II – GO CIVIL ENGINEERING/PAUL BITTMENN: Heath Oveson – Sycamore Trails Phase 1 is ¼ mile of 1600 on Lund Highway, northwest of the Airport. This property is 26 lots part of the same HOA with no additional access. Rowley – how do the fire trucks turn around? They have turnarounds. Kit – they are hammerheads and are allowed by Fire Code. Paul – the new subdivisions have to post a bond, we do an agreement saying we will put in all improvements and are liable. Kit – they also provide water rights. Consent.

PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE CITY'S ZONING USE CHART – PAUL BITTMENN: Paul – in the zoning ordinance there is a chart that shows all the commercial zones and down the side are different land uses, residential or grocery stores, gas stations, outdoor storage, etc. There is a P C or N, permitted, conditional or not permitted, you go to the chart to see if it is permitted. Staff found designations on the chart that need more background knowledge to make an educated determination. There are other parts of the Zoning Ordinance to state if it is permitted. Staff put * next to the ones that have more information. Rowley – the conditional is the tricky one, is that to say it is conditional if you talk someone sweetly they will allow you or if you are under 5,000 you can do it or not? Paul – conditional uses are to mitigate an adverse effect in an area. You can do a doctor's office or clinic in a residential zone, but you have to meet certain conditions so the business doesn't interfere with the R-3 zone. The broad conditions are set forth, it should not be political. Rowley – if it is not permitted you can't do it? Paul – or you can petition the elected officials to see if they will change it.

Mayor Wilson opened the public hearing. There were not any comments. The hearing was closed. Action.

PUBLIC HEARING TO CONSIDER THE REVISION OF THE 2015-16 FISCAL YEAR BUDGET. THE REVISION WILL IMPACT THE COMPENSATION PAID TO CITY OFFICERS AND EMPLOYEES IN GENERAL AND OTHER ITEMS – JASON NORRIS: Jason – there are a lot of changes to the budget as every

year. Capital purchases, Jeff Hunter mentioned that we had an old water truck he wanted to replace, so we surpluses the old dump trucks and water truck and we are going to purchase another used water truck with the proceeds. It was originally $40,000 but that is not enough to get a quality water truck. We surpluses other items and we have about $68,000 and I am proposing that we use that to get a better water truck. Airport change we had the FAA inspector change and they have different ideas with surfaces around the Airport. One piece of equipment was less than expected, they want to but a snow plow for a truck. The Golf Course wanted a new range picker; they have more funding when they trade in carts so they would like to use the trade in value and a few more thousand for a range picker. In the Public Works Facilities we discussed getting credit through an energy audit and we found later that we couldn't get that from Rocky Mountain Power. There is led lighting we want to do that is $18,500 majority from Capital Improvement fund and the rest from the enterprise fund. Isom – the total is? Jason - $13,582,000 the additions are about $90,000. Operationally we are requesting and proposing a midyear salary increase for full time and regular part time employees. There are three components, first is we did a salary study in relation to the Utah Market in the July budget we made efforts to get some in the minimum salary range. We are requesting ½ the amount those employees are still short and a 2% across the board City wide raises. Also, we allocated $50,000 to the police department for sworn officers for a retention component and time in position component. Mayor – this is part of the commitment we made with the salary study. If we went through the work we need to implement and get people into their ranges and address some of the compensation issues. Adams – are there still the few with a one time. Rick – 2% increase is for every full-time employee. Mayor – in July we have the compensation policy we worked on, the Department Heads are doing performance evaluations over the next month or so and will be in line with that policy. This is not under the parameters of that policy; this is based on getting people in line with the study. Rick – let me clarify Ron's question. We have two employees that with the mid-year compensation increase are or will be at the top of the range and we are proposing that they get the 2% with this as part of their compensation.

Jason – we added in administrative account, we found out we need audits at the Airport for passenger and we collect a facility charge of $4.50 per passengers and we have to show that we are putting that to projects. I budgeted $8,000; I think it will be less. Rowley – would capital improvements be like the runway cleaner we bought? Jason – we have the FAA grant for $1 million and match with $52,000 which is the passenger chargers, but Jeremy has to make sure that has happened. Mayor – now we have a new FAA inspector we have been required to do additional things. Jason – in the Economic Development Danny does work on the solar projects, there are regulations and $63,000 of legal work taking place, the companies give us the money up front and then Danny works with the lawyers. Paul – each farm is a separate Economic Development project area and that is what the legal fees are. The County didn't want to do the legal work; the Solar Farms wanted a method to pay that. These are pass through funds. Cozzens – we don't get benefit tax. Paul – no, but we share the Economic Development Office with the County.

Fire Department we went to Washington State to help with a fire, after the salary and wages were funded and the other $48,000 went to public safety supplies, Chief Phillips is going to build out a vehicle for that purpose. The building department they are very busy, we have a part-time assistant, we are going to fund that to closer to 30 hours a week, we also contracted with Larry Palmer to do hourly work for plan reviews, which is a $34,000 change. We are not sure we are ready to hire a full-time person, but we will talk about that in the budget process. We still are getting proposals on software. I told Drew if $20,000 is not enough we will bring it back to Council. Cozzens – that is critical, my understanding is we are in the dark ages. Mayor – they are aware of the importance of taking care of that, they want the right package the first go around.

The Library asked in the budget for inventory, we didn't fund it, but they have a grant for $47,000. Aquatic Center we had a heater go down and had to put $8,000 in the equipment maintenance to do that and $8,000 increase to purchase swim diapers that will be sold throughout the year. Storm Drain we had $50,000 for legal claim at Cross Hollow Basin. $77,000 if we decide to pay back bond proceeds if we decide to do that. In the RDA you will see we have a large donation to Shakespeare $500,000 there is criteria before releasing the funds. In the MBA we had $9,125 remaining on the fire truck loan, Chief Phillips acquired additional equipment for the fire truck and that is the only change there. We do the accounting for the Public Safety Task Force and they have some unrestricted revenue, $76,000 of part of unrestricted that the Grant Administrator said they needed to use, they will purchase some side by sides and other equipment with that.

Cozzens – the cemetery thing makes me sick, can we put something in the newsletter and media to have people watch out. Mayor – yes.

Mayor Wilson opened the public hearing. There were not any comments. The hearing was closed. Action.

COMMITTEE ASSIGNMENTS – MAYOR WILSON: Mayor Wilson – the following are the committee assignments for the Council: Paul Cozzens – Central Iron County Water Conservancy District, Regional Wastewater Treatment Board and Cedar Disability Awareness/Action Team; Ron Adams – Downtown Parking Authority, Park & Recreation Advisory Board & RAP Tax – Park & Rec; Fred Rowley – Library Board, Frontier Homestead Foundation Board, & Cedar Area Transit Committee; Terri Hartley – Airport Board & RAP Tax – Arts; Craig Isom – Planning Commission & Historic Downtown Economic Committee (this is a new committee). Consent.

ADJOURN: Councilmember Rowley moved to adjourn and move into the RDA meeting at 7:50 p.m.; second by Councilmember Isom; vote unanimous.

Renon Savage

Renon Savage, MMC
City Recorder