

1 NORTH OGDEN CITY COUNCIL MINUTES

2
3 March 12, 2013

4
5 The North Ogden City Council convened in an open meeting on March 12, 2013 at 6:30 pm in the North
6 Ogden City Council Chambers at 505 East 2600 North. Notice of time, place and agenda of the meeting
7 was delivered to each member of the City Council, posted on the bulletin board at the municipal office
8 and posted to the Utah State Website on March 8, 2013. Notice of the annual meeting schedule was
9 published in the Standard-Examiner on December 30, 2012.

10
11 PRESENT: Richard G. Harris Mayor
12 Kent Bailey Council Member
13 Wade Bigler Council Member
14 Justin Fawson Council Member
15 Cheryl Stoker Council Member
16 Brent Taylor Council Member

17
18 STAFF PRESENT: Ron Chandler City Manager
19 Annette Spendlove HR Director/City Recorder
20 Bryan Steele Finance Director
21 Gary Kerr Building Official
22 Jon Call City Attorney

23
24
25 VISITORS: Joan Brown Don Brown
26 Troop 412 Phillip Swanson
27 John Arrington Brent Chugg
28 Rachel Trotter Brian Russell
29 Stacey Giatras

30
31
32 Mayor Harris welcomed those in attendance.

33
34 Council Member Bailey offered the invocation and Boy Scout Derrick led the audience in the Pledge of
35 Allegiance.

36
37
38 **CONSENT AGENDA**

- 39
40 1. Consideration to approve the minutes of the January 22, 2013 City Council meeting.
41 2. Consideration to approve the minutes of the January 31, 2013 City Council meeting.
42 3. Consideration to approve the minutes of the February 12, 2013 City Council meeting.
43 4. Consideration to approve business licenses.
44

45
46 **Council Member Bailey moved to approve the consent agenda. Council Member Fawson seconded**
47 **the motion.**

48
49 Council Member Bigler asked if the Council will be discussing minutes in a closed meeting. He stated
50 that if that is the case, it may be necessary to pull the minutes of January 22 from the consent agenda.
51 City Manager Chandler stated that if the Council chooses to do that, it will be necessary to consider an

52 amended motion to remove the January 22 minutes from the consent agenda. He stated that if the Council
53 collectively feels comfortable moving forward with adopting the minutes, they can vote on the current
54 motion; but, if the Council collectively feels that more discussion of the January 22 minutes is necessary
55 either now or during a closed meeting, then they can table consideration of the January 22 minutes until a
56 later date.

57
58
59 **Council Member Bigler moved to amend the motion to pull the January 22 minutes from the**
60 **consent agenda and approve the consent agenda with that change. Council member Bailey**
61 **seconded the motion.**

62
63 **Voting on the motion:**

64
65 **Council Member Bailey** aye
66 **Council Member Fawson** aye
67 **Council Member Stoker** aye
68 **Council Member Taylor** aye
69 **Council Member Bigler** aye
70

71 **The motion passed unanimously.**
72

73
74 **Council Member Bailey moved to table the January 22, 2013 minutes to a later meeting. Council**
75 **Member Bigler seconded the motion.**

76
77 **Voting on the motion:**

78
79 **Council Member Bailey** aye
80 **Council Member Fawson** aye
81 **Council Member Stoker** aye
82 **Council Member Taylor** no
83 **Council Member Bigler** aye
84

85 **The motion passed.**
86

87
88 **ACTIVE AGENDA**

89
90 **1. PUBLIC COMMENTS:**

91
92 John Arrington, no address given, stated he does not understand why the Council cannot approve minutes;
93 the minutes are of an open meeting and whatever was decided then. He stated he does not understand
94 why they cannot be approved.
95

96
97 **2. CONSIDERATION AND/OR ACTION TO APPROVE FUNDING FOR THE PUBLIC**
98 **WORKS FACILITY.**
99

100 City Manager Chandler reviewed a PowerPoint presentation regarding funding options for the Public
101 Works Facility. He stated the Public Works Facility Committee has been working towards the
102 construction of the facility and one of the things they have been discussing is the amount of money that

103 will be spent on the project. He stated that is a budgeting issue, so it falls to the City Council. He stated
104 the funding for the project was discussed at the last Council meeting and Finance Director Steele provided
105 information regarding the funds available and where the funds come from. He stated tonight he will carry
106 that discussion forward and Mr. Steele will provide more detailed information where necessary. He
107 stated that no matter the price put on the project, the same type of discussion is necessary. He stated the
108 first option is to construct the project to the size allowed by the amount of funding currently available. He
109 stated the second option is to save additional money to build funding over time. He stated the third option
110 is debt service and the fourth option is to generate monies via the sale of assets. He stated that if the City
111 decides not to build on the current site, that property can be sold. He stated the fifth option is a
112 combination of all four options listed. He reviewed the first slide in his presentation, which highlighted
113 the amount of funding currently available and where that funding comes from. He stated the City
114 currently has \$2,924,746 available for capital improvements. He stated the money comes from the
115 enterprise funds, the capital improvement fund, and the general fund. He added there is also money
116 available via an RDA transfer totaling \$632,207. He stated the Administration will be recommending
117 proceeding with that transfer in the current budget year. He noted that at the end of Fiscal Year (FY)
118 2012, there was approximately \$900,000 in the general fund balance, which was 18 percent of the total
119 general fund budget. He stated the Council talked two weeks ago about reducing the fund balance to 10
120 percent and use the extra funding for the Public Works Facility. He stated that would leave the general
121 fund balance at approximately \$585,000.

122
123 Council Member Bigler asked if the \$351,000 is the eight percent that the general fund balance would be
124 reduced by. Mr. Chandler answered yes. He then continued reviewing his presentation on the next slide
125 and explained during the budget retreat there was discussion about the capital requests submitted by
126 various Departments of the City. He stated since that discussion he has added one request to the list; he
127 then reviewed the list of requests as follows: Administration requested \$40,000; Community
128 Development requested \$78,500; Emergency Preparedness requested \$19,000; Community Services
129 requested \$376,500; Police requested \$121,800; and Streets requested \$556,600.

130
131 Council Member Fawson asked for an explanation of some of the requested items that have been removed
132 from the original list. Mr. Chandler stated that the items eliminated include the plotter for Community
133 Development; the mounds at the Aquatic Center; the WiFi hotspots at various City parks; and the fence
134 around Wadman Park. He then explained the biggest item that was added to the capital project list was in
135 the Streets Department. He stated it is non-Class C road funds and it was simply an additional \$500,000
136 to be used for streets projects. He stated the numbers are fluid and there is much work still to be done on
137 the budget. He stated some projects may be completely removed or pushed to another year and there is
138 even the potential to add some projects or items back to the budget.

139
140 Council Member Bailey inquired as to what the bulk of the capital project money in the Community
141 Services Department would be spent on. He asked if it is several small items or projects. Mr. Chandler
142 stated that they are looking to purchase four new vehicles at a cost of \$153,000. He added there is a
143 mower clean out station for \$10,000. He stated there was a request for \$20,000 for night lighting at the
144 Aquatic Center and an additional \$10,000 for educational stops along the Lake View Trail. He reiterated
145 these are not the final figures and going through the budget process the Council can determine if those
146 items should remain in the budget or if they should be pushed to a future FY. He then stated during the
147 last Council meeting one potential funding scenario was discussed and that was to use the Enterprise
148 Funds, the RDA transfer, and the General Fund Balance towards the Public Works Facility, for a total of
149 \$2.2 million. He stated the remaining \$715,283 in the Capital Projects Fund could be used for other
150 capital projects or purchases.

151
152 Council Member Bailey stated the number he does not see built into that data is the amount the City has
153 saved to be used for the project. He asked if that is included in the General Fund Balance amount. Mr.

154 Chandler stated that it is built into the numbers he presented. He stated it is also part of the RDA transfer
155 amount.
156

157 Council Member Bigler asked about the \$500,000 that was saved. Mr. Chandler stated the amounts he is
158 referencing do not include the property purchase money and that is separate. Council Member Bigler
159 stated he is talking about the \$500,000 the City has saved for the project. He stated he asked about that
160 amount in the past and he was told that it was independent of the other funding available. Mr. Chandler
161 stated it has been earmarked for the project. Council Member Bailey asked if it is included in the
162 numbers being reviewed tonight or not. Mr. Chandler stated it is not included in the numbers he is
163 reviewing. He stated that if the Council were to opt for the scenario that he just presented, the actual total
164 would be \$2.7 million and that would also include the land purchase. He then stated that if the Council
165 wanted to also fund all other capital expenditures that were identified in the previous slide, they would be
166 about \$435,000 short in funding. He stated that the anticipated project cost for the Public Works Facility
167 is anywhere between \$2.5 and \$3.5 million; none of the numbers at this point are written in stone and he
168 is only presenting information based on what he felt the Council was comfortable with at the last meeting.
169

170 Mr. Chandler then reviewed slide five in his presentation and reiterated the funding options available to
171 the Council include limiting construction to available funds, continue to save for the project, debt service,
172 sale of assets, or a combination of all options. He noted the Council is being asked to set a budget
173 number the Public Works Committee can use as they are working towards preparing a request for
174 proposal (RFP) document. He stated if the Council is not comfortable deciding on a figure for the project
175 at this point, the debt service option becomes very important. He stated if the Council decides they are
176 willing to go into debt for the project, that will send the Committee down one path. He stated if the
177 Council decides against debt, that will send the Committee down another path. He stated these are the
178 decisions the Council is being asked to make this evening.
179

180 Mr. Chandler then reviewed the slide entitled "savings" and stated that for every dollar increase to the
181 City's utility rate, that would generate \$67,200 in new revenue annually. He stated increasing property
182 taxes by 4.6 percent would result in an annual increase in revenues of \$48,000. He stated that right now
183 the City has funds invested in the Public Treasurers Investment Fund through the State and that money is
184 currently earning $\frac{3}{4}$ of a percent in interest.
185

186 Mr. Chandler then reviewed the slide entitled "debt service" and he explained that for each \$500,000 the
187 City borrows, it would cost about \$57,000 per year in debt service. He stated that is based on information
188 he received last week from Zion's Bank based upon the most recent bonds they have sold. He stated that
189 would be a 10 year bond; the Council had indicated they wanted to discuss the call dates on a bond. He
190 stated the call dates are flexible and would give the City the opportunity to retire debt before the end of
191 the bond. He stated the lowest interest rate he has seen is 1.995 percent. He stated 2.706 percent interest
192 is applied to bonds with a flexible call date.
193

194 Council Member Fawson asked if there is an advantage to bonding over other funding options, such as a
195 conventional loan. Mr. Chandler stated the City is very limited on what they can do with a conventional
196 loan. He stated there are restrictions against simply going to a bank and borrowing money. He stated that
197 the City would more than likely want to do a private placement bond wherein the City can select a half-
198 dozen or more groups that would be interested in purchasing it. He stated that is because of the amount of
199 the bond. He stated the bond amount will likely be less than \$2 million and the cost associated with
200 getting a bond rating would increase that amount. He stated that is why a private placement would be the
201 best option.
202

203 Council Member Taylor asked if the figures presented by Mr. Chandler include principle and interest.
204 Mr. Chandler answered yes. Council Member Taylor asked how much the interest would be. Mr. Steele
205 stated that he has not calculated the interest costs.
206

207 Council Member Bailey asked if there are other fees associated with this type of bond. Mr. Chandler
208 answered yes and stated there are up-front costs associated with the issuance of a bond. He stated the
209 minimum cost the City will see is about \$20,000 and that could increase by two percent. He stated that
210 would cover bond counsel, financial advising, and the trustee that holds the bond in trust and executes all
211 necessary paperwork. Council Member Bailey asked if those costs are being rolled into the debt itself.
212 Mr. Chandler answered yes. Council Member Bailey stated that part of the amortization includes
213 amortizing the up-front costs. Mr. Chandler answered yes. Council Member Bailey stated that means the
214 \$57,000 includes not only interest, but also the up-front costs that are amortized over the life of the bond.
215 Mr. Chandler answered yes. Council Member Bigler stated that it will cost the City \$7,000 per year for
216 10 years. Mr. Chandler stated that is not correct; it would be \$57,000 per year for 10 years. He stated
217 that includes principle and interest. Council Member Bigler stated that \$50,000 times 10 years is
218 \$500,000 so that is the principle. He stated that means it will cost \$7,000 per year on top of the principle
219 for 10 years. Council Member Bailey stated that seems somewhat high; he would expect it to be closer to
220 \$2,700 per year based on a bond amount of \$500,000. He stated there must be some other costs. Mr.
221 Chandler stated the payment amount includes principle and interest and issuance costs. Council Member
222 Bailey stated straight amortization on the amounts referenced would result in \$4,700 per month rather
223 than \$7,000. Mr. Chandler stated he will look at the numbers more closely and get back to the Council.
224

225 Mr. Chandler then reviewed the slide entitled "capital funding". He stated the Council has been talking
226 quite a bit about long term assets, such as buildings, sewer systems, water systems, sprinklers, and roads
227 and the possibility of saving money to fund that infrastructure in some way. He stated the focus has been
228 funding depreciation for those systems. He stated he took the current depreciation schedule and explained
229 that the City currently capitalizes everything over \$500. He stated he removed everything between \$500
230 and \$5,000 because he will be proposing that the City's capitalization start at \$5,000. He stated he
231 recalculated depreciation based on that. He noted that this is only for the general fund and does not
232 include any utility funds. He stated the City's annual depreciation cost is \$837,000. He stated he and Mr.
233 Steele reviewed that data and felt that they could not ask the Council to fund that amount of depreciation
234 when the total property tax revenue for the City is approximately \$1 million. He stated that the
235 depreciation schedule is broken into the following categories: items depreciated between zero and five
236 years; six and 10 years; 11 to 25 years; and 26 and over. He stated there are some items that are being
237 depreciated over 50 years. He stated he and Mr. Steele discussed the impractical nature of trying to save
238 for something for 50 years and the amount of a cash balance the City would need to carry in order to do
239 that. He stated of the \$837,000, the long term items accounted for over \$650,000. He stated he looked at
240 the five year capital plan and noted the plan that has been presented to the Council is not a complete
241 capital plan; it has utility funds, parks, and streets, but it does not include anything from administration,
242 finance, community development, etc. He stated there have been one year capital plans for those
243 divisions of the City. He stated if the City is going to have a true capital plan, all of those areas of the
244 City need to be included in it. He stated that the term of the capital plan should also be longer: it should
245 be extended from five years to ten years. He stated he visited with all Department Heads and they told
246 him that it would not be difficult for them to expand their capital plans for the coming FY. He stated a
247 ten year plan would be much more reasonable and it would be easier to figure out how to fund for the
248 City's future needs. He stated that reducing the current amount of capital requests does not worry him too
249 much, but he is worried for budgeting for 2015 because the only way to fund capital projects at that point
250 will be to come in under budget in every other area of the City. He stated that is where a capital plan
251 comes in. He stated that as the Council continues to review the budget he would like to also present a 10
252 year capital plan and divide it into two sections; right now the capital plan has both repair and
253 replacement costs as well as new service types of costs. He used a police car replacement as an example

254 and stated that would fall under the repair and replacement category. He stated if the City decides to hire
255 a new Police Officer, it will be necessary to purchase and equip a new police car and that would fall under
256 the new service costs category. He stated that it is important for the Council to understand the difference
257 between the two types of requests. He stated he only raises these issues because they may impact the
258 decisions that are made regarding funding for the Public Works Facility. He stated that the more money
259 budgeted for the project, the less that will be available for capital projects or purchases. He stated the
260 converse is true as well. He then reverted to the original point of discussion and reiterated the Public
261 Works Committee is at a point where they need a budget for the project in order to prepare the RFP for
262 the project. He stated if the Council is not prepared to make that decision tonight, another important
263 question is to determine if the project will be paid for by incurring debt or by other means. He stated that
264 decision will also dictate what direction the Committee will go.
265

266 Council Member Bigler stated he thinks the current funding available to the City is close enough that it is
267 not necessary to go into debt. He stated the City is currently collecting an extra \$100,000 per year that
268 has been saved for the project, so if it is built now, there will be an extra \$100,000 coming in because the
269 fees charged to residents have not been reduced at all. He added that at a previous meeting he asked if it
270 was possible. . .all the other monies the City has for capital projects. . .how much per year does the City
271 end up with at the end of the year versus what the City takes in. He asked how much per year the City
272 has coming in versus what it has been using. He asked how long it will take to “refill the pot”. Mr.
273 Chandler stated a lot of that data depends on the economy. He stated the City only has two ways, other
274 than the \$100,000, of building up the capital funds; one is through impact fees, which are related to
275 growth, and those revenues can be used for new services, but cannot be used for repair and replacement of
276 infrastructure. He stated the other way is coming in under budget; revenues would need to be higher than
277 projected and expenses would need to be lower than projected. He stated the difference would be used
278 for capital purposes. He stated if the economy is great, which is currently the case and sales tax revenues
279 are coming in higher than projected, there will be a little money left over that can be used for capital;
280 however, if the economy should “tank” again, the City may not have that extra money. He stated those
281 are hard projections to make; there are no real dedicated funds for capital so the City is reliant upon the
282 economy and the strength of the budget. Council Member Bigler stated it is certainly not an exact
283 science, but usually the best indicator is to look at the past. He asked if the staff could look at the pattern
284 over the past five years. Mr. Steele stated this year the City will have between \$100,000 and \$200,000
285 available. He stated he is not sure that has always been the case during the recession. Council Member
286 Bigler stated that if that is combined with the other \$100,000 the City has been saving for the Public
287 Works Facility, the City would have between \$200,000 and \$300,000 per year. Mr. Steele stated he is
288 talking about the general fund and he believes Council Member Bigler is talking about the enterprise
289 funds. Council Member Bigler stated he is talking about both funds. Mr. Chandler stated a good rule of
290 thumb is that if the City is coming within three to four percent to the good of the revenues and
291 expenditures budgeted for the year, that is doing good. He stated figures beyond that usually occur during
292 heavy growth periods. Council Member Bigler asked what three to five percent would be in a dollar
293 figure. Mr. Steele stated the general fund is approximately \$6 million so three percent would be
294 \$180,000. Mr. Chandler stated he feels \$150,000 to \$300,000 is a fairly reasonable range. Council
295 Member Bigler reiterated there is the additional \$100,000 that the City has been saving for this project.
296 Council Member Bailey asked if that \$100,000 is part of the upcoming FY budget. Council Member
297 Bigler stated that it will be going somewhere because the rates charged to residents have not been
298 reduced. Mr. Chandler stated it could simply be absorbed into the expenses throughout the six
299 departments of the City. Council Member Bailey asked how much of that money comes from enterprise
300 funds and how much comes from the general fund. Mr. Steele stated it all comes from enterprise funds.
301 Council Member Bigler stated he is trying to get a ballpark idea of the rate of replenishment of the capital
302 funds.
303

304 Council Member Bailey stated Mr. Chandler mentioned that if the City were to use all capital funds for
305 capital projects this year. . . is that not the pattern that the City has employed in the past. He stated there
306 was a concern that the capital fund will be totally wiped out. Mr. Chandler stated that in the past three
307 years the City has come through the recession by not doing capital improvements. He stated the funds
308 have built up each year with the use of extra funds. He stated that the motor pool fund balance was also
309 used. He stated some money has come from not replacing employees when they left the City, but the
310 bulk of the money saved has been done by not doing capital projects. He then added that the City needs
311 to start looking at repaying the motor pool fund, which will cost approximately \$300,000 and may take
312 several years.

313
314 Council Member Taylor stated he has a couple of thoughts; he has put out proposals in the past for how to
315 fund the project. He stated that as he looks at it, the City has a lot of other projects that will need
316 attention in the coming years. He stated in his own neighborhood there have been at least 10 homes built
317 in the last six months and the rest of the City is growing as well, which will result in the need to increase
318 services. He stated because of the recession the City has ‘robbed Peter to pay Paul’ and money was not
319 put into the motor pool to pay for new vehicles down the road. He stated those are real costs and it will
320 bite the City if the money is not replaced. He stated the years ahead are not necessarily years of plenty
321 where the City will have a lot of excess cash. He stated the excess that will result from good fiscal
322 management will go back to paying for some of the things that have been neglected by making ends meet.
323 He stated it may be possible to scrimp and save and squeeze every possible cent out of every fund to do
324 the project with no or little debt, but he would ask if that is the wisest approach. He stated that if the City
325 can incur a reasonable amount of debt and pay for the majority of the project with available funds, he
326 thinks that is what most families would also do. He stated they would decide against completely
327 emptying the savings account to avoid debt. He stated that he put out a proposal last week whereby 40
328 percent of the project would be funded by debt, such as a short term loan. He stated the annual revenue of
329 \$100,000 referenced by Council Member Bigler could be used to service the loan and retire the debt. He
330 stated that would more than pay the bond payment noted by Mr. Chandler earlier in the meeting. He
331 stated that in his mind it is wiser to take a reasonable amount of debt for a needed project than to
332 completely emptying every possible fund and “shooting ourselves in the foot” in many ways for the
333 coming years when there will be other projects. He reiterated he is in favor of a reasonable amount of
334 debt, which he believes could be kept at or below 40 percent of the total project cost. He stated a 60
335 percent cash down payment is much more than what was being considered in the past.

336
337 Council Member Bailey asked if there are short term financing alternatives. He stated it sounded to him
338 like Mr. Chandler was saying bonding is the only financing option the City has. Mr. Chandler stated the
339 other option would be something like a Municipal Building Authority (MBA) lease where the building
340 would be put up as collateral for the project. He stated there are different types of bonds, but they still
341 have a 10-year term. Council Member Bailey stated the City really does not have the same financing
342 options that a business would have. Mr. Chandler answered no and stated the only flexible thing the
343 Council can consider is the type of collateral used to secure the loan. He stated the Council could
344 consider user fees as the debt service and the actual rates would become the collateral. He stated the City
345 also has the option of using a sales tax revenue bond and a portion of sales tax would be pledged towards
346 the debt payment. He stated the biggest difference is how the bond will be sold; bonds below \$2 million
347 will most likely be private placement bonds and will not be sold on the public market.

348
349 Council Member Bigler stated he wanted to talk about the specific numbers that the Committee has come
350 up with based on the requests that Public Works Director Blanchard and the City Engineer have made for
351 the facility. He stated they have requested a 20,000 square foot building. He stated the Engineer has
352 projected high prices for the facility; he projected \$52 per square foot for the 20,000 square feet of garage
353 space. He stated that includes the additional two bays that were previously listed as an option for future
354 growth. He stated that prior to that the entire building was 20,000 square feet; 16,000 for the bays in the

355 garage and 4,000 for the office space. He stated that in the last meeting the Committee included the
356 additional two bays, which pushed the garage space to 20,000 with an additional 4,000 square feet for the
357 office space. He stated that with the high numbers the Engineer projected for the project, the total cost
358 would be \$1.4 million. He stated the office space would cost \$100 per square foot and the garage space
359 would cost \$52 per square foot; the two of those costs averaged equals \$60 per square foot for the entire
360 building. He stated that the Committee Chairman Brett Chugg and other professionals that have built
361 these types of facilities have done projects like this for between \$55 and \$58 per square foot fully
362 equipped and furnished. He stated \$60 is a high end, but it would not be more than that. He reiterated the
363 total project cost based on that square footage amount is \$1.4 million. He stated that if the property costs
364 are \$600,000, that means the total would be \$2 million. He stated there will be some land prep costs, but
365 the Council has talked about the City employees doing as much of that work as possible, which most
366 cities have also done. He stated there are some other improvements to the property that the City would
367 need to pay for, but if the project were at \$2 million and there is \$2.2 million available funding plus
368 \$500,000 or \$600,000 for the property purchase, the entire savings would not be depleted. He stated the
369 exact project amount the Committee has arrived at, just for the building, is \$1,440,000. He stated that is
370 based on the Engineer's figures for the requests that Mr. Blanchard made. He reiterated the City has \$2.2
371 million in available funding for just the project without the property. He stated that with the other costs
372 that surely will arise, he thinks "we are in the ballpark" and "we do not need to bond". He stated the
373 property that the City is contracted to purchase is a block away from the current Public Works. He stated
374 it would be nice to build everything at once, however, if it comes down to being able to pay cash for
375 everything, but not having quite enough to build a new salt shed, he would rather use the existing shed a
376 block away than finance that part of the project and pay interest on it. He stated he would rather use the
377 extra money that would be paid to the bank in interest costs and pay that to the City in an account. He
378 stated in a year from now there might be enough money to do the extra things. He stated he thinks that
379 when it comes down to the final numbers and a decision between taking out a loan or not, it would be best
380 to ask the Committee what things should be cut from the project at this point in time with the idea of
381 saving for those items to be added to the facility in the future. He stated there is a lot of storage space at
382 the current site and vehicles can be stored there as necessary. He stated he does not want to go into debt
383 to build those things that are just down the street from where the new facility will be. He stated he thinks
384 the numbers from the Committee and the staff can be covered without going into any debt.

385
386 Council Member Bailey stated he agrees with Council Member Bigler; he would prefer to do the project
387 without any debt at all. He stated there will be some trade-offs, but if it is possible to make most of the
388 project work without going into any debt at all and do the rest of the project in phases, he would much
389 prefer doing that rather than going down the pathway of incurring debt.

390
391 Council Member Fawson stated he is of the mindset that he likes to have a little bit of a cushion and he
392 likes to be prepared for a rainy day and worst case scenarios. He stated he likes Council Member Bigler's
393 proposal; the current facility will be essentially empty once the new facility is built and there are a lot of
394 things in the old facility that can be used for some time. He stated he does not think there is a rush to get
395 rid of that piece of property and it will be available if the City needs it. He asked what would happen in
396 the event of a rough winter that causes more road repairs than expected. He stated there are several other
397 budgetary issues that could arise and he asked the City's options in the event that there is suddenly the
398 need for an additional \$500,000 or \$1 million to cover necessary costs. Mr. Chandler stated the City's
399 rainy day funds are essentially the general fund balance. He stated that the City is restricted to having no
400 more than 18 percent of the total general fund in reserve and that equals approximately \$1 million. He
401 stated that using some of the fund balance for the Public Works Facility would reduce that amount to
402 approximately \$500,000 to \$600,000. He stated the other fund balances available are in the enterprise
403 funds and there are not the same restrictions on those funds as for the general fund wherein the reserve
404 can be built to a higher amount. He stated that the Utah State Legislature is currently considering
405 legislation that would increase the general fund balance limit to 25 percent of a total general fund budget

406 so that may give the City more flexibility to save money. He stated those are really the City's options for
407 rainy day funds.

408
409 Council Member Bailey continued the same line of thinking as Council Member Fawson and asked if the
410 City were to find a need for additional road repair funds or other funding, would the City still have the
411 same option of going to the bond market and raising funds. He stated that could be done if the need arises
412 rather than opting to keep a big cash balance and borrow money at this time for the Public Works Facility.
413 He stated it seems like a more prudent course to him because the City would still have the option of going
414 to the bond market. Mr. Chandler stated the one difference is time and it depends on the severity of the
415 emergency of the need for funding. He stated it usually takes two to four months to finalize a bond.
416 Council Member Bailey stated he has a hard time imagining an emergency that the City would not see
417 coming, other than an earthquake or other natural disaster. He then stated that all of this discussion pre-
418 supposes that things will move forward on the property that the City is carrying out due diligence for and
419 there are no site work surprises that will put the cost of the project beyond the costs that are being
420 projected. He stated that looking back at the initial proposal to tear down the existing Public Works
421 Facility and use that property in addition to adjacent properties, everything would go back to square one
422 and be evaluated from there. Mr. Chandler stated that whatever number the Council decides upon will
423 give the Public Works Committee what they need to use their creativity to investigate the issues the
424 Council is talking about. He stated site work and other studies need to take place before the final decision
425 is made to purchase the other piece of property. He stated there have been discussions about things like
426 keeping the facility on the current site, phasing the project, etc. He stated that initially there was
427 discussion about completing the bays in phases, but there was a discussion where Council Member
428 Fawson and Phil Swanson started talking about office space and the idea was born to take the bays that
429 would be part of a future phase and use them for nice, but temporary office space that could be easily
430 converted someday. He stated that the more expensive work to construct the office space could be saved
431 for the next phase of the project. He stated that if the Council were to decide on a figure or whether to go
432 into debt, that will give the Committee the ability to use their creativity to come up with different options.

433
434 Council Member Bigler pointed out the City will still own the property where the current facility sits,
435 which is huge because it is in a commercial zone. He stated the current market is not a seller's market so
436 the City would want to hang onto that property and sell it eventually at a commercial rate that would give
437 the City a whole lot of money. He stated that it would be worth a lot more than the property that the City
438 is seeking to buy further to the west and it is a huge asset the City will have for the future. He stated that
439 the City also has the piece of property in the northeast section of town that can be sold when the time is
440 right. He stated the City definitely has some options; he would think the City would want to hang onto
441 the property for now, but future Councils and residents would need to know that asset exists and when it
442 is sold it will dramatically lower the cost of the new facility or pay back the City funds. He stated it is a
443 known fact that the City can get a prime price for the property in the future because property adjacent to it
444 has sold and the City has an idea of what the property could sell for.

445
446 Council Member Bailey stated Mr. Chandler mentioned he felt the disparity between the \$715,000 that
447 would be left for capital improvements and the requested amount of \$1.1 million was not so large that it
448 would be impossible to reach it without causing too much problem. Mr. Chandler stated that one of the
449 big areas of requests were in the Community Services Department; they asked for a lot of new items or
450 replacement of items. He stated he does not think there will be too much difficulty. He stated he does
451 think that as part of the discussion the Council should begin looking at more of a long term idea for
452 capital expenses. Council Member Bailey stated he absolutely agrees with that concept, but the City is
453 dealing with an issue that has been postponed for so long and it cannot be postponed any longer. He
454 stated the Council is actually dealing with 10 years worth of decisions right now and that puts them in a
455 position where they must address this one big project before they can start looking at more long term
456 projects so that this does not happen again.

457
458 Council Member Fawson stated his understanding was that the \$715,000 would also fund some of the
459 depreciation that has gone unfunded in the past and he asked if that is correct. Mr. Chandler stated that
460 the \$715,000 is entirely from the general fund and has nothing to do with the enterprise funds.
461

462 Council Member Taylor stated that the additional \$450,000 of projects will move to next year, plus any
463 new projects that may develop next year. Mr. Chandler stated that may be the case and he provided an
464 example using the Community Services Department. He stated tomorrow they will hold their pre-bid
465 meeting regarding the potential privatization of lawn care and snow removal for City parks. He stated the
466 bids for those services are due at the end of the month and if the Council determines they want to proceed
467 with that project, there will be a reduction of \$180,000 in personnel costs. He stated that is a big maybe.
468 He stated projects like road projects will be shifted to another year, but that is not entirely the case for all
469 projects that will be unfunded this year. Council Member Taylor stated the difference will be that the
470 City will start with \$0 in the capital projects fund. Mr. Chandler stated that is true if all \$715,000 is used
471 for the Public Works Facility. Council Member Taylor asked if this is a normal year for capital requests
472 and the amounts being requested are similar to what the City may see next year. He stated if that is the
473 case he does not know how those projects will be funded if all available funding is depleted. Mr.
474 Chandler stated that as he has looked at the five year plan, the requests for each year are roughly the
475 same; a couple of years there are lower requests, but last year's requests were a little bit higher based on
476 really big road improvements.
477

478 Council Member Bigler stated that according to what staff said earlier, the \$715,000 will be grown by
479 \$300,000 in 12 months, so there will be approximately \$1 million available next year for capital projects.
480 Mr. Chandler stated that assuming the economy is great and assuming that Mr. Steele is brilliant in his
481 budgeting and the City comes in with three percent to the good in the budget, that amount will build up
482 over time if it is not used for anything else. He stated that if the City is under budget by \$200,000 each
483 year and that is not used each year, then the fund will be back up to \$1 million in five years. He stated,
484 however, that if the money is spent, that means there is only \$200,000 available each year for capital
485 expenses. Council Member Bigler stated he was asking how much would be leftover in a year and he
486 thought Mr. Chandler said three to four percent of the budget was a safe number. Mr. Chandler stated he
487 thinks it is a safe number if the economy does not tank and the City employees do a good job at keeping
488 on track with expenses. He stated that coming in three percent under budget is probably realistic, but it is
489 not a guarantee. Council Member Bigler stated the City has been doing that. Mr. Chandler stated that is
490 true for the most part. He stated that the last three years were a little bit different. Council Member
491 Bigler stated the numbers cannot be specific, but the principle is that the City has \$715,000 in the fund
492 and it is not that it is all depleting and there is more coming. Mr. Chandler stated part of what the Council
493 needs to remember is that the \$715,000 number is a little deceptive because it represents the last few
494 years of the City coming in under budget. He stated that would be gone had the City funded the motor
495 pool fund or done some other capital projects that were requested. He stated the money is there, but it is
496 there because the City was "robbing Peter to pay Paul". He stated the City would have ended up with a
497 decision at the end of each year; they could have taken the money and saved it for capital, which is
498 essentially what happened, or they could have given it to the motor pool fund since it was not being paid.
499 He stated the number is deceptive because of the multiple types of funds the City uses. He stated that it is
500 save to project that the City will come in three percent under budget, but he reiterated there are no
501 guarantees.
502

503 Mayor Harris stated the Council has received the employee compensation report and they know they need
504 to take some steps to bring the employees closer to parity with other cities and the private sector. He
505 stated the discussion has been strictly about capital money at this point, but he asked if there are other
506 funds available that would allow for increases in salaries for City employees. Mr. Chandler stated that is
507 a hard question to answer because there are decisions to be made regarding that issue. He stated when

508 talking about the report from the employee compensation committee, or the funding for the motor pool
509 fund, or using money to save or pay for debt service, those things all effect the City's operational
510 revenues and expenses. He stated the Council will definitely be faced with a little of a balancing act
511 going into the budget and one of the things that is really important for everyone, including employees, are
512 expectations. He stated that if it becomes the goal of the Council to increase compensation of the
513 employees, fully fund the motor pool, save \$100,000 for the public works facility or go into debt for the
514 project. . .all those things are not going to happen in one year; it will take the City a little bit of time to get
515 out of the situation that it took some time to get into. He stated probably the best recommendation he
516 heard from the employee compensation committee was for the Council to come up with their policy or
517 philosophy regarding those issues because that will dictate everything else staff does about that issue. He
518 stated that recommendation is not in a vacuum and is not mutually exclusive. He stated when talking
519 about cost containment, retention, and funding a motor pool, those things are not mutually exclusive. He
520 stated if the Council were to decide to save money or put more towards the public works facility, it will
521 need to come from somewhere else in the budget and that will mean an increase in revenues or a decrease
522 in expenses elsewhere. He stated his understanding of the Mayor's question is that using the capital
523 money will have an effect on operations as well. Mayor Harris agreed the money has to come from
524 somewhere; it is a balancing act and if money is put in one place it will need to come from somewhere
525 else.

526
527 Council Member Bigler stated he appreciates Mr. Chandler and Mr. Steele working on all the issues, such
528 as employee compensation. He stated they are ahead of the game and working on different insurance
529 options; insurance is changing a lot all over the country and staff has looked at options and presented
530 them to the Council during the budget retreat. He stated there are things that could save the City quite a
531 bit of money and all of that will be put together. He then stated he has a question about the funding for
532 the public works facility; does the \$700,000 include what would be remaining in the general fund. Mr.
533 Chandler asked Council Member Bigler if he was talking about the fund balance. Council Member Bigler
534 answered yes. Mr. Chandler stated it does not include that; it takes the fund balance down to 10 percent.
535 Council Member Bigler stated every one percent would be about \$44,000. Council Member Bailey asked
536 if 10 percent would be \$580,000. Council Member Bigler stated that he was using the \$391,000 figure
537 that was referenced in the discussion of taking the fund balance from 18 to 10 percent. He stated he was
538 asking if that was eight percent and Mr. Chandler said yes so he divided that by eight and figured that one
539 percent would be \$43,937.50. He stated that the City would still have 10 percent, which is a very healthy
540 fund, but the \$700,000 does not include the general fund, which can be used for other things. Mr.
541 Chandler asked if he was talking about using it in an emergency. Council Member Bigler stated yes and
542 stated it could even be transferred to other funds if necessary. He stated that if he felt the City were doing
543 the project the right way and it was still necessary to bond for some funding, he has said all along that if
544 that were necessary he would do that. He stated he feels it is at a point where it is close enough that he
545 would like to do the project within the amount that is available based on the figures presented by staff.
546 He stated that, like Council Member Bailey said, it would be very wise to look at the other projects and
547 plan for the future. He stated he thinks it would be silly to put a bunch out for a building that. . .there has
548 been a lot of talk about depreciation over the last year and trying to look ahead and determine what other
549 buildings would be necessary and to put stuff in a building 10 years from now and have a loan on this
550 one. . .let's get this one done without a loan and then go to work to start looking long term. He stated that
551 would be his hope.

552
553 Mayor Harris stated there has been quite a discussion and he asked if the Council is ready to make a
554 motion.

555
556 **Council Member Bailey moved to set as a budget for the Public Works Facility project \$2.2 million**
557 **as identified by staff and work within the budget as Council Member Bigler has suggested.**
558 **Council Member Bigler seconded the motion.**

559
560 Council Member Bigler stated he wanted to clarify his suggestion. He stated that would be \$2.2 million
561 for the project when it is put out for bid because the City already has the money for the land. He stated
562 \$2.2 million is not the total project cost. Council Member Bailey agreed and stated that his understanding
563 is that the land costs and the money that has been set aside will be a wash. Mr. Chandler stated that is
564 correct.
565

566 Mayor Harris stated that Council Member Bailey made the point that the Council is pre-supposing that
567 things will go a certain way, but things could change. He stated the Council is making a decision tonight
568 that may be subject to change later on. Council Member Bailey stated that is correct and if things do not
569 go the way the Council is expecting them to go, they will be back to square one and look at the issue
570 again. Mayor Harris stated he wanted to clarify that the Council is not making an irreversible decision.
571

572 Council Member Bigler stated the motion is to give the public works committee guidance like they asked
573 for. Mayor Harris stated that is what he is saying; the motion will allow the committee to proceed with
574 their work. He added one caveat is that the City has been “robbing Peter to pay Paul” in many areas and
575 streets is one of them. He stated he thinks the Council might be surprised by how much it is going to cost
576 to keep streets up to standards. He stated he felt Council Member Bailey was saying that if the City does
577 get into the sort of situation where there is an emergency that needs to be taken care of then it may be
578 necessary to look at bonding; then the City will be bonding for streets instead of a public works facility.
579 He stated he thinks it is important that the Council understands all of those things and he thinks they do.
580 Council Member Bigler stated that the City could sell some property and then they will have options.
581

582 Council Member Fawson stated he agrees with Council Member Bigler’s and Mayor Harris’ comments;
583 the Council is not precluded from looking at bonding in the future. He stated he likes this proposal.
584 Mayor Harris stated that as long as the Council understands they need to remain flexible.
585

586 Council Member Taylor stated he appreciates the discussion. He stated he thinks the City will end up
587 with a great facility no matter what happens, but he does think that the point is that the City is still going
588 to have to “pay Peter”. He stated there are still a lot of funds that have not been contributed to. He stated
589 he personally thinks it is a wiser approach to take out a reasonable amount of debt to do the project. He
590 stated the Engineer’s amounts were mentioned and the Engineer’s total cost estimate was \$3.5 to \$3.9
591 million based on how much of an override is included in the budget. He stated that he thinks the Council
592 is using a few pieces of his estimate to come up with these numbers, but he thinks there is a lot more in
593 the estimate. He stated he does not claim to have any construction expertise. He stated he is glad the
594 door is open to reconsider this if needed to complete the project because the estimate was significantly
595 higher than the budget that is being set. He stated he would rather see a reasonable amount of debt that is
596 less than half the budget and still have money available for the many other needs of the City.
597

598 Council Member Fawson stated there really was no mention in the committee meeting by the Engineer
599 about using the space that the City already has for some things that can be built out over time. He stated
600 that in his mind that is the justification for the budget being set.
601

602 **Voting on the motion:**

603
604 **Council Member Bailey** **aye**
605 **Council Member Bigler** **aye**
606 **Council Member Fawson** **aye**
607 **Council Member Stoker** **aye**
608 **Council Member Taylor** **no**
609

610 **The motion passed 4-1.**

611
612 **Mayor Harris stated he would move to item four on the agenda in order to hear public comments before
613 convening in a closed session.

614
615
616 **4. PUBLIC COMMENTS.**

617
618 Phil Swanson, 1066 E. 3300 N., thanked the Council for providing the Public Works Committee with a
619 budget as a starting point and some dollar figures they can begin to work with. He stated he hopes the
620 stars align in a manner that the project can be done without bonding or some kind of indebtedness. He
621 stated we all want to be debt free if we can. He stated he is grateful for their expressed willingness to
622 entertain indebtedness if that is what it takes in order to do the project right and not cut corners. He stated
623 there seems to be a lot of assumptions and hopefully the stars will align. He reiterated he appreciates
624 them and hopes they are sincere in their willingness to consider indebtedness if that is what it takes.

625
626 Brian Russell, 1151 E. 3400 N., stated he was making some calculations about what this decision will
627 cost the City and in last week's quote of \$52 versus \$48 per square foot, that is an eight percent increase
628 and that is what the City has lost by not acting last year. He stated that if the Council wants to look at the
629 past as an indication of the future then we will be earning one percent on our money, we would otherwise
630 pay four to five percent interest on a loan, but we are paying eight percent for inaction. He stated he
631 thinks we are hurting ourselves on money. He stated one of the reasons capitalism does so well in the
632 United States and the developed world is that there is a willingness to go into risk and pay and service
633 debt and trust each other to do that. He stated it is not so bad to do those things; most of us do it for our
634 homes, education, and other worthy purposes, even for things we use on a daily basis that are needs. He
635 stated this project would fit into that; it is an investment as well as a need for use. He stated that we do
636 that and we prosper and it is a way of trusting each other and come together for the better welfare of the
637 community. He stated he thinks the unwillingness to look at debt dismisses that principle. He stated that
638 places like Ethiopia and other African or Asian countries do not go into a lot of debt and they are what
639 they are. He stated he would encourage the Council to reconsider as they have left the door open for
640 incurring debt; it is actually wise to do so even though it may end up in different pockets, it still would
641 benefit us and that would be the good thing about it.

642
643
644 **5. CITY COUNCIL, MAYOR, AND STAFF COMMENTS.**

645
646 Council Member Bailey stated he had no additional comments to make.

647
648 Council Member Fawson stated that in light of the burglaries that the Council received an email about
649 earlier today, he was wondering if the City has an opt-in video surveillance list from residents. He stated
650 he knows the City has a link for crime reports on the website and he believes crime reports keep track of
651 people that visit their site and set up an account who have video surveillance. He stated he was
652 wondering if that could potentially be a resource for the Police Department and if a crime happens in a
653 general area the residents could be called upon to share their surveillance. Mr. Chandler stated he would
654 check with the Police Chief on that issue. Council Member Fawson then stated he is wondering at what
655 point the Council can consider or discuss the ski and snowboard school as part of the City's recreation
656 program. He stated that issue came up a few months ago and the City received a couple of proposals
657 regarding it. He stated it is something he would like to see happen and he thinks there would be enough
658 interest in the community, especially for the elementary age children. Mr. Chandler stated Ms. Stahelie
659 has been looking into that and he will ask her to give a report on that issue at the next meeting. Council
660 Member Fawson then stated he wanted to respond to Mr. Arrington's comments regarding the minutes.

661 He stated it is his understanding that the Council can approve or not approve minutes based on their
662 accuracy or a review of the recordings; the minutes are not actual recordings and they are not historical.
663 He stated the written minutes are the record of the meeting and if there is an objection the City Council
664 can oppose them and the Council can review them and the recording and approve them later. He then
665 stated he wanted to express his satisfaction with the overall project costs the Council anticipates on the
666 public works facility project, being reduced by many millions of dollars. He stated that the additional
667 expense the City will incur because of increased interest rates or construction costs, he still feels like as a
668 resident of the City he is saving millions of dollars and he is very pleased about that.
669

670 Council Member Bigler stated that the figures per square foot, such as \$52 per square foot, that is not
671 from a developer that has bid the project; rather it is from the City Engineer who estimated high on that
672 cost. He added that in 2011 the bond expert came to the City Council meeting in July and they were
673 looking at \$8.5 million in the property and the bond resolution was to authorize up to \$10 million in
674 funding. He stated the expert figured the cost to be \$9.6 and the resolution said it could be up to \$6
675 million. He stated that he said if we hope for the best and prepare for the worst, what would it be at a six
676 percent interest rate. He stated they figured that amount and it was approximately \$18 million. He stated
677 that Council Member Taylor asked what would be more realistic at that time because that was the high
678 end of the interest rate and the bond expert said the more realistic rate at that time was 4.25 percent so
679 Council Member Taylor asked them to figure the project cost with that interest amount. He stated the
680 interest rate discussed tonight is substantially lower than that so putting all the numbers together, the City
681 is not losing by not doing it at that point in time if the interest rates are quite a bit lower now than they
682 were then. He stated at that old rate the project cost was over \$16 million and the bond term was 25 years
683 rather than 30. He stated that if it is all taken together he is very pleased with what is happening and he
684 thinks it is being done the right way. He stated the City has sharp people on the committee. He stated
685 there may be some that, no matter what the City does, will tend to think that the building is being built in
686 a cheap manner and that it is going to fall apart and that it will not be a good facility. He stated that is not
687 the case and this is the facility and the square footage that was asked for including two optional bays. He
688 stated that their estimate had many other things included in it, such as the land prep and the committee
689 was specifically asked if that cost included employees doing some of the work. He added there are a
690 couple of companies that have offered their services to help with the project. He stated the City Engineer
691 said he did not know anything about that and he had just estimated high as though the costs included the
692 entire project. He stated that is the unknown part, but there is still several hundreds of thousands of
693 dollars to do that. He stated he is confident the project will be done with quality and will be done right.
694 He stated he keeps trying to remind himself that the reason for the project is to service the residents and
695 the City, period. He stated that we do not want to waste money doing it, but we do not want to cut it short
696 either. He stated the Council wants the Public Works Department to be able to do everything they need to
697 do and service the community well. He stated he thinks when this project is done, everyone in the City
698 will see that it was done the right way at the right price. He stated there will always be two sides and
699 people will have different opinions until the proof of the project is available. He stated he is absolutely
700 sure that the Public Works Department will be thrilled with the finished project and the residents will also
701 be thrilled. He stated it will serve the City very well for years to come at the right price.
702

703 Council Member Stoker stated she is happy with how things have gone and she is happy that the project
704 will be built with the cost of \$2.2 million. She stated she is glad they have the chance to do so without
705 going into debt, with the option of knowing that if the variables arise, the Council can go back and look at
706 the issue and they are not locked in. She stated that she also thinks the Council is in agreement with what
707 is coming down the road and things need to be planned for and, if necessary, the City can bond for those
708 projects. She stated that as a resident she feels very comfortable building the public works facility for this
709 cost and she would be more agreeable to bond for something later like the streets than the facility. She
710 stated she is happy with the way things have been decided and she is open to looking at different
711 financing for things coming down the road.

712
713 Council Member Taylor stated that he agrees with Council Member Bigler that the project will be well
714 done and will turn out well; everyone feels it will be a good project and not matter what it is it will be
715 done in a quality manner. He stated that the thing he wanted to mention, which Council Member Bigler
716 also raised on interest rates, is a very good point that they have come down substantially even since last
717 year. He stated no one knows for sure where the rates will go; obviously they will go up eventually, but
718 he thinks the cost of doing the complete project now including moving the salt bays to the new facility,
719 adding the storage bays, and completing the site prep all at once. . .we know what that cost is now and it
720 is at or somewhere near two percent. He stated Mr. Chandler gave the Council two bonding options and
721 one was two percent and the other was 2.7 percent. He stated the Council knows the opportunity costs of
722 doing that construction now; it is at or around two percent for a 10-year payback. He stated that doing
723 that same construction down the road, costs may change between now and then. He stated most
724 economists have said construction costs will rise significantly as the economy comes back to life. He
725 stated they are at historic lows, as are the interest rates. He stated that he wanted the Council to keep
726 those figures in mind. He stated to do the complete project now will cost the City around two percent in
727 interest and in 10 years once that is paid off and rates are a lot higher, the City can look back and say they
728 saved a lot of money by doing the project with a reasonable bond at a very low interest rate versus
729 construction costs and other things as the project went along.

730
731 Mr. Chandler asked the Council to look at their calendars for April 16 and asked them if they are
732 available for another budget meeting. He stated they would like to start at 4:00 p.m. and it will not take
733 nearly as long as the last one. He stated at that point the staff can bring a fairly close to balanced budget
734 to the Council for their review and consideration. He stated he will get in touch with the Council in the
735 next couple of days to see if that will work.

736
737 Council Member Fawson inquired as to when the Utah League of Cities and Towns (ULCT) conference
738 will be held this year. Mr. Chandler stated it is scheduled for April 10, 11, and 12. Mayor Harris noted
739 the Council will have the Council meeting on April 9. Council Member Bigler asked if it would be
740 possible to cancel that item and consider any short agenda items at the April 16 meeting. He stated that
741 would help someone that is planning to attend the ULCT that wants to travel the St. George on April 9.
742 Mayor Harris stated that if there is a short agenda for April 9, they can consider doing that. Council
743 Member Bigler stated that is what he would rather do. Council Member Bailey stated he will be out of
744 town on April 9. Mayor Harris stated he will look at perhaps postponing agenda items scheduled for
745 April 9 to April 23 depending on the time frames associated with those items.

746
747
748 **3. CONSIDERATION TO ENTER INTO A CLOSED MEETING TO DISCUSS THE**
749 **CHARACTER AND PROFESSIONAL COMPETENCE OF AN INDIVIDUAL. §UTAH**
750 **CODE 52-4-205.**

751
752 Mayor Harris asked for a motion and second and he noted a two-thirds affirmative vote is necessary to
753 enter into a closed meeting.

754
755 **Council Member Bailey moved to recess in a closed meeting. Council Member Fawson seconded**
756 **the motion.**

757
758 **Voting on the motion:**

759
760 **Council Member Bailey aye**
761 **Council Member Bigler aye**
762 **Council Member Fawson no**

763 Council Member Stoker aye
764 Council Member Taylor aye

765
766 The motion passed.
767

768
769 **6. ADJOURNMENT.**
770

771 Council Member Bailey moved to adjourn the meeting. Council Member Stoker seconded the
772 motion.

773
774 Voting on the motion:
775 Council Member Bailey aye
776 Council Member Bigler aye
777 Council Member Fawson aye
778 Council Member Stoker aye
779 Council Member Taylor aye

780
781 The motion passed unanimously.

782
783 The meeting adjourned at 9:56 pm.

784
785
786 _____
787 Richard G. Harris, Mayor

788
789
790 _____
791 S. Annette Spendlove, MMC
792 City Recorder

793
794 _____
795 Date Approved

