

Minutes of the Roy City Council Meeting held in the City Council Chambers of the Roy City Municipal Building on February 6, 2018 at 6:00 p.m.

Notice of the meeting was provided to the Standard Examiner at least 24 hours in advance. A copy of the agenda was posted.

The following members were in attendance:

Mayor Robert Dandoy
Councilmember Burrell
Councilmember Paul
Councilmember Saxton
Councilmember Tafoya
Councilmember Yeoman

City Manager, Jason Poulsen
City Attorney, Andy Blackburn

Also present were: Judge Trent Nelson; Management Services Director, Matt Andrews; Deputy Police Chief, Aaron Perry; Fire Chief, Jeff Comeau; Parks and Recreation Director, Travis Flint; Public Works Director, Ross Oliver; City Planner, Steve Parkinson; Mandie Worton, Ed Weakland, Sophie Paul, Traeden Paul, Trevin Paul, Tonya Littlefield, Kaylynn Blakeslee, Trent Bills, Samantha Bills, Hunter Bills, Jacqueline Thompson, Doug Nandell, Matt West, Laura West, Blake Birdash, Jared Roper, Linda Whitam, Robin Sveum, Gloria Sveum, Jason Sphar, Bret Hubbard, Don Ashby, Erica Ashby, Katie Ashby, Chris Collins, Ryan Cowley, Brian Laird, Brenner Allen, Gaston Mudrow, Kotan Sudyka, Dennis Lyon, Allen Bluemel, Mark Saunders, Gennie Kirch, Shantai Griffin, Bill Greenwald, Kathy Greenwald, LaMar Holt, Marilyn Holt, Gary Penrod and Chris Lewis

A. Welcome & Roll Call

Mayor Dandoy welcomed those in attendance and noted Councilmembers Burrell, Paul Saxton, Tafoya and Yeoman were present.

B. Moment of Silence

Councilmember Burrell invited the audience to observe a moment of silence.

C. Pledge of Allegiance

Councilmember Burrell asked Scout Troop 272 to lead the audience in reciting the Pledge of Allegiance.

D. Consent Items

(These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.)

1. Approval of the January 16, 2018 City Council Minutes

Councilmember Yeoman motioned to approve the January 16, 2018 City Council Minutes. Councilmember Burrell seconded the motion. All Councilmembers voted “aye”. The motion carried.

E. Action Items

1. Swearing in of City Council Member

Judge, Trent Nelson administered the oath of office and Joe Paul was sworn in as a Roy City Councilmember. Councilmember Paul briefly introduced the members of his family who were present in the audience.

2. Swearing in of Fire and Rescue Personnel

Jeff Comeau, Fire Chief, stated that the Fire Department had undergone a lot of transition; however, they were now finally fully staffed. He said fire fighters were civil servants that followed standard operating policies and procedures of the fire service and the City's department. It was their duty to prevent human suffering and death, to stabilize incidents and prevent damage or loss of property. He introduced new personnel individually and each person stated their position.

Judge, Trent Nelson administered the oath of office and Brady King, Colt Call, Leroy Gleichmann, Ryan Law, Tyler Jones, Mike Hadley, Brock Minhondo, Dave Kingsley, Tanner Russell, Rylan Jordan, and Sarah Moore were sworn in as Roy City Fire and Rescue Personnel.

3. Swearing in of Managements Service Director

Jason Poulsen, City Manager, presented Matt Andrews as the new Management Services Director for Roy City. Mr. Andrews was first hired in 2011 as the City's Accountant. Mr. Poulsen indicated that there were two applicants for this position, both of whom were interviewed. He recommended that the Council appoint Mr. Andrews as the new Management Services Director.

Councilmember Tafoya motioned to approve the appointment of Matt Andrews as the Management Services Director. Councilmember Yeoman seconded the motion. All Councilmembers voted "aye". The motion carried.

Judge, Trent Nelson administered the oath of office and Matt Andrews was sworn in as the Management Services Director. Mr. Andrews briefly introduced the members of his family who were present in the audience.

4. Appointment of Planning Commission Members

Councilmember Saxton motioned to approve the appointment of Christopher Collins as Planning Commissioners. Councilmember Paul seconded the motion. All Councilmembers voted "aye". The motion carried.

Councilmember Burrell motioned to approve the appointments of Samantha Bills as Planning Commissioners. Councilmember Yeoman seconded the motion. All Councilmembers voted "aye". The motion carried.

Councilmember Yeoman motioned to approve the appointments of Ryan Cowley as an Alternate Planning Commissioner. Councilmember Saxton seconded the motion. All Councilmembers voted "aye". The motion carried.

Councilmember Tafoya motioned to approve the appointments of Don Ashby as an Alternate

Planning Commissioner. Councilmember Burrell seconded the motion. All Councilmembers voted “aye”. The motion carried.

5. Swearing in of Planning Commission Members

Judge, Trent Nelson administered the oath of office and Don Ashby, Samantha Bills, Christopher Collins and Ryan Cowley were sworn in as a Roy City Planning Commissioner.

Each of the newly elected and appointed officials took turns introducing family members who were present in the audience.

10. Appointment of Mayor Pro-Tem

Councilmember Yeoman motioned to appoint Dave Tafoya as Mayor Pro-Tem. Councilmember Saxton seconded the motion. A roll call vote was taken. All Councilmembers voted “Aye”. The motion carried.

6. Award of Employee of the Month for January 2018

Aaron Perry, Deputy Police Chief, nominated Karlee Percival for the Award of Roy City Employee of the Month for January 2018. He stated that Karlee currently served as a Records Clerk for the Police Department. The records division of the Police Department consisted of three employees: a Records Manager and two clerks. The number of Records Clerks was reduced from three to two and the workload of existing clerks was increased. Last October, both the Manager and the other two Clerks went on maternity leave, which left Karlee tasked with overseeing all functions of the Records Division for nearly three months. Although a temporary Records Clerk was hired to help with the burden, this left two people doing the work of three with one of them being brand new to the position. Karlee took on this challenge with a positive attitude. She performed exceptionally well at managing the daily operations of the Records Division. The Records Manager was very appreciative that she was able to return from maternity leave with everything taken care of and that there were no problems that needed to be fixed. For these reasons, Karlee was nominated for this award.

Councilmember Burrell motioned to have Karlee Percival as the employee of the month for January 2018. Councilmember Yeoman seconded the motion. A roll call vote was taken. All Councilmembers voted “Aye”. The motion carried.

7. Consideration of Resolution No. 18-4, Approving an Interlocal Cooperation Agreement for Paramedic Aboard Charges

Jeff Comeau, Fire Chief, explained that the old Interlocal Cooperation Agreement for these services had expired after five years. He noted that none of the agreement terms had changed.

Councilmember Tafoya motioned to approve Resolution No. 18-4 Approving an Interlocal Cooperation Agreement for Paramedic Aboard Charges. Councilmember Yeoman seconded the motion. A roll call vote was taken. All Councilmembers voted “Aye”. The motion carried.

8. Consideration of Resolution No. 18-3, Approving the Roy City Emergency Operations Plan, pages 1-26

Jeff Comeau, Fire Chief, presented the City’s Emergency Operations Plan (EOP) and said the current version was extremely outdated. Staff had been in the process of updating the EOP for several months

and was now requesting that the Council approve the new plan. He explained that the current plan was extremely outdated and did not follow any national guidelines. Many of the contacts and the ways in which a disaster or major conflict in the City would be handled had changed, and this plan reflected all of those necessary updates. Chief Comeau said staff needed approval from Council to adopt the main body of the EOP as reflected in the aforementioned pages of the document. The other sections of the EOP were supporting documents that would not be adopted so that they can be changed as needed without having the readopt the entire plan.

Councilmember Yeoman remarked that the EOP was very detailed with a lot of valuable information. She thanked staff for their efforts in this project. Councilmember Tafoya concurred with her remarks.

Councilmember Yeoman motioned to approve Resolution No. 18-3 Approving the Roy City Emergency Operations Plan, pages 1-26. Councilmember Saxton seconded the motion. A roll call vote was taken. All Councilmembers voted “Aye”. The motion carried.

9. Consideration of Resolution No. 18-5, Approving a Contract for the 1900 West Curb and Sidewalk Project

Ross Oliver, Public Works Director, explained that on January 30th staff opened a bid for a safe sidewalk project on 1900 West 4000 South. He said the majority of the funds were from a UDOT grant to promote safe sidewalks. Staff was requesting that the Council approve post-construction asphalt work at the lowest bid of \$203,029.

Councilmember Tafoya asked if the City had conducted business with this contractor before, and Mr. Oliver answered affirmatively. Mr. Oliver noted that work would be done on the Rio Grande walking trail, as well as near the Sinclair station where there presently wasn't any sidewalk.

Councilmember Yeoman motioned to approve Resolution No. 18-5a Contract for the 1900 West Curb and Sidewalk Project, appointing Post Asphalt & Construction. Councilmember Paul seconded the motion. A roll call vote was taken. All Councilmembers voted “Aye”. The motion carried.

11. Consideration of Request for Approval of an Alcohol Beverage License for Express Fuel 8002 Inc. Located at 4395 South 1900 West

Jason Poulsen, City Manager, explained that any time a business changed its name, if they intended to sell alcohol they were required to go through the licensing process again. He said the application had been reviewed by all departments and was found to be in compliance with the all of the necessary requirements.

Councilmember Tafoya asked if in the past the license class was stated on the agenda. Andy Blackburn, City Attorney, answered affirmatively and said he did not know why it was not stated on tonight's agenda.

Councilmember Tafoya motioned to approve of an Alcohol Beverage License for Express Fuel 8002 Inc. Councilmember Burrell seconded the motion. All Councilmembers voted “Aye”. The motion carried.

12. **6:00 P.M. PUBLIC HEARING** to Consider a Request to Amend the General Plan (Future Land Use Map) for property from Medium Density Single-Family Residential to Very High Density Multi-Family Residential for property located at approximately 1920 West 4400

South

- a. Consideration of Ordinance No. 18-1, Approving Amendments to the General Plan (Future Land Use Map) from Medium Density Single-Family Residential to Very High Density Multi-Family Residential for property located at approximately 1920 West 4400 South

Note: Items 12 and 13 both pertained to the same property

Councilmember Paul motioned to enter the public hearing. Councilmember Saxton seconded the motion. All Councilmembers voted “Aye”. The motion carried.

Steve Parkinson, City Planner, presented the staff report and explained that the applicant was looking to convert the subject property into a duplex. The applicant would have liked to develop a triplex but they were 30 square feet short. Mr. Parkinson was unsure if the property owner planned to demolish the existing home to construct new dwellings, or if they intended to modify the existing home. He stated that the Planning Commission held a public hearing on this item on January 9th, and those comments were included in the staff report. Mr. Parkinson presented an aerial view of the subject property and said the zoning map did not conform to what was stated in the general plan. If the property was rezoned to R-4 it would be contiguous with other R-4 zoning; however, it would jump a major road (4400 South) and open up similar zoning to the north. In years past, both the Planning Commission and City Council reviewed the subject property and determined that 4400 South should be the natural border for preventing multifamily housing from developing to the north. Staff and the Planning Commission recommended denial of both the general plan amendment and rezone request.

Gennie Kirch, 1951 West 4335 South, explained that several years ago the property owner to the west wanted to put in a triplex. The Planning Commission discovered that the applicant had to go out into the street in order to meet the square footage requirement. She said this was a tight area for putting in a duplex.

Note: There was a brief technical issue with the audio recording equipment.

Ms. Kirch stated that this item was first noticed as R-2. The Planning Commission considered the proposal because some of the homes had basements and were owned by widows; therefore, they could have tenants living in their basements. She said based on the current ordinance, in order to rent a basement apartment the tenant had to be a family member. Ms. Kirch stated that a duplex was inappropriate for this area, and explained that the general plan identified the subject property as R-1-8, with the possibility of developing commercial at some point in the future. She reiterated Mr. Parkinson’s statement about 4400 South being a good, natural barrier between the R-1-8 and R-4 zones. If this property was going to be considered for an R-2 zone, the potential for mushrooming throughout that area was greater. Ms. Kirch concluded that the neighbors did not support this proposal, and she asked the Council to consider the concerns she had outlined.

Councilmember Tafoya motioned to go out of the public hearing. Councilmember Yeoman seconded the motion. All Councilmembers voted “Aye”. The motion carried.

Councilmember Burrell asked about parking and said a duplex would have between two and four cars. Mr. Parkinson explained that the ordinance would require two parking spaces per unit, so the applicant would have to come in with a design showing how they planned to satisfy that requirement.

Councilmember Tafoya said 4400 South had always been a natural barrier, and he felt it made sense to

keep it that way. He said a motion to deny the proposal was appropriate. Councilmember Paul said he was on Planning Commission when they heard this item, and he agreed that the proposal did not make sense for the area.

Councilmember Saxton said he walked the property prior to tonight's meeting and talked to one of the neighbors. The neighbor was totally against this proposal because it would crowd the backyard of another neighbor on the street. Mr. Parkinson said if the subject property was zoned R-4 it would have a rear yard setback of 25 feet, similar to the R-1-8 zone. However, the zones did have different parking requirements.

Councilmember Paul was concerned that by approving this proposal, the City would be setting a negative precedent for the rest of the neighborhood. Councilmember Tafoya mentioned there was a lot of development occurring south of the subject property as well.

Councilmember Tafoya motioned to deny Ordinance No. 18-1 to amend the General Plan (Future Land Use Map) from Medium Density Single-Family Residential to Very High Density Multi-Family Residential for property located at approximately 1920 West 4400 South. Councilmember Paul seconded the motion. A roll call vote was taken. All Councilmembers voted "Aye". The motion carried.

13. **6:00 P.M. PUBLIC HEARING** to Consider a Request to Amend the Zoning Map from R-1-8 (Single-Family Residential) to R-4 (Multi-Family Residential for property located at approximately 1920 West 4400 South
 - a. Consideration of Ordinance No. 18-2, Approving Amendments to the Zoning Map from R-1-8 (Single-Family Residential) to R-4 (Multi-Family Residential for property located at approximately 1920 West 4400 South

Consideration of Ordinance No. 18-2 died due to lack of approval of Ordinance No. 18-1

F. Public Comments

Mayor Dandoy opened floor for public comments.

Gennie Kirch, 1951 West 4335 South, said the City needed to do something about the website. She explained that the other day she wanted to know what materials could go in recycling cans. She tried to find this information on the City's website, but found that the navigation process was complicated. She suggested that links to this type of information be posted clearly so as to be more accessible for citizens.

Brent Hubbard, 3797 West 6000 South, stated that west of 3500 on 6000 the speed limit dropped down to 25 mph; however, the road was so wide there that most people did not realize that the speed changed. He observed excessive speeding happening through the area and said this posed a serious safety threat to children living in the neighborhood, including his own.

Mayor Dandoy closed the floor for public comments.

G. Presentations

1. National League of Cities Presentation

Dennis Lyon, representing Utility Service Partners (USP), said his organization had been tasked with

finding a solution for the deterioration of private infrastructure. He presented data collected from a recent Harris Poll that they commissioned, and noted that 80% of the respondents either strongly or somewhat agreed with the statement that “local community government should be responsible for educating homeowners about their external water lines or sewer lines on their property”. He said many homeowners did not understand that neither the City nor homeowners insurance companies were responsible for these utility lines; the financial burden of repairs fell entirely on homeowners.

Mr. Lyon discussed several reasons why the Council should select USP to provide these services to Roy residents. He explained that they had been offering these protections for 15 years, and for the last ten years they maintained a customer satisfaction rating of 95% or higher. He stated that they formed partnerships with communities in order to make these programs available, and were the only company that operated with the cities’ permission.

Mr. Lyon stated that they addressed the issue of aging underground infrastructure by being a public awareness campaign for the City. They mailed letters to residents educating them as to what their responsibilities were for utility lines, and provided protection programs in which they could voluntarily participate. He said there was no cost to the municipality to participate; they offered this program as a complete turnkey approach and administered all aspects of the program including marketing, billing, claims and customer service. He stated that not only was there no cost to the City, but there was also an ongoing revenue stream for the municipality. Cities could choose to use that revenue stream for setting up programs to help offset the cost of utility bills for low income residents, donate to local a charity, pay membership dues, etc.

Councilmember Tafoya asked Mr. Lyon to further explain the revenue stream. Mr. Lyon stated that for every warranty contract established in Roy, the City would receive 50 cents as a royalty to be paid in January. The City had the option not to accept the revenue, in which case the amount would go towards the homeowners’ cost of their contract with USP. Mr. Lyon said their company’s customer service line was available 24 hours a day, seven days a week and 365 days a year. They would dispatch a reputable, local contractor that they would hire in one of two ways: (1) from a list pre-vetted by the City, or (2) through USP’s vetting process. He said either way, the money would stay within the local economy. There was no financial transaction between a homeowner and USP when it came to these repairs. When USP dispatched contractors they were required to be in contact with the homeowner within one hour and onsite within 24 hours to assess the damage.

Mr. Lyon explained that the coverage for all repairs was the same, regardless of the type of damage. Homeowners received \$8,500 of coverage per repair incident. There were no annual or lifetime limits, deductibles or service fees, because USP did not want a nominal fee to deter someone from addressing an issue. There also wasn’t any paperwork for homeowners to fill out because all business took place between USP and the contractor. USP also offered coverage for indoor plumbing and drainage incidents. In this program, homeowners received \$3,000 of coverage per repair incident. He stated that they only marketed through direct mail and never went door-to-door soliciting business. All mail sent to Roy residents was preapproved by staff and they limited their mailing campaigns to three times per year.

Mr. Lyon then presented claim statistics in Orem City over the last 12 months, as compared to Roy City’s demographics. There was a brief discussion about how many subscribers were in Orem and the amounts they paid per month for coverage. He referred staff and elected officials to Steven Downs, Orem City Deputy City Manager, to ask questions regarding the success of the program in Orem. He walked everyone through the process of reporting and mitigating a claim.

Staff indicated that they liked the program, especially because it gave residents the option to either opt in or out. Mr. Lyon added that they offered a variety of payment options to accommodate residents as well.

Mayor Dandoy asked Mr. Lyon what he needed from the Council at this point. Mr. Lyon stated that the City may want to research other cities' experiences with the program in order to make an informed decision on the matter. Mayor Dandoy asked why USP didn't reach out to individual homeowners instead of cities. Mr. Lyon explained that they reached out to cities first because it legitimized their relationship with the residents.

Councilmember Yeoman stated that she would like to add this item to the "Items for Follow Up and Review" on a future agenda. In response to a question from Councilmember Tafoya, Mr. Lyon reviewed the next steps should the City decide to pursue these coverage programs for their residents.

H. Reports and Discussion

1. City Manager Report

Mr. Poulsen reported on the following:

- The bathroom remodels at City Hall start February 17th and will take three weeks to complete.
- Mr. Poulsen has been working with the Finance Director on the budgeting process for this year and they are currently ahead of schedule. Individual department budgets are due this Friday.
- Department heads will be holding their own joint budget retreat on March 13th and 14th. Mr. Poulsen explained that having a joint budget session will ensure a more transparent process.
- Last week, the Weber State University Political Science Department contacted Mr. Poulsen regarding student projects. He said he jumped on the opportunity and will have the students assess four areas in the City: the municipal park, the sports complex, policies and procedures, and the City's health and wellness program. The students will report to the City Council on April 3rd.
- The Human Resources position closed last week. There were 31 applicants; Mr. Poulsen and Mr. Andrews will be interviewing 12 candidates later in the week.
- The Administrative Assistant position closes tomorrow, and Mayor Dandoy will be helping with the interview process on the position.
- Mr. Poulsen invited Parks and Recreation Director, Travis Flint, to report on North Park. Mr. Flint stated that the playground has arrived and staff is hoping to put it together within the next three weeks. Some work will need to be done to secure the area. Work on the bowery and splash pad will also begin soon.
- Mr. Poulsen said Councilmember Paul approached him about improving safety at the intersection of 4800 South 2700 West, which made the top ten list of worst intersections in the State by UTA. Mr. Poulsen said the incident report for this intersection over the past two years was shocking. He and Mr. Oliver met with the engineers and were coming up with a way to eliminate the left-hand turn from 4800 South onto 2700 West, which was where the most problems were taking place. Mayor Dandoy stated that such a major change will affect the traffic patterns in the area, and Mr. Poulsen assured him that staff will do their due diligence in informing the public on the matter.
- Staff has been working on getting a street light at the intersection of 5500 South 4300 West. One of the poles was moved yesterday, and it is now up to UDOT to install the light. Mayor Dandoy noted that this issue came up because of a public comment made by a resident.
- With regards to the old library, staff considered moving the police department and courts there; however, they abandoned the idea because the space is not large enough. Plan B is to move Parks and Recreation into the space. Mr. Poulsen stated that Mark Miller has some great ideas and would like to present concept plans to the Council.
- Mr. Poulsen discussed the annexation workshop and stated that Mr. Parkinson and Jacqueline Thompson have a good working relationship and understand the needs of the residents. He said if they can go into that meeting knowing what the expectations are on both sides, they won't have the same issues as last year. Councilmember Yeoman said she liked that citizens were involved in

this process as it improved transparency and communication on the matter.

- Mr. Poulsen cautioned everyone in the ways they interacted on social media. He said the City is heading in a positive direction, but there are always groups of people in a community who are never satisfied. He explained that it is important to always represent the City in a positive way.

2. Mayor and Council Report

Mayor Dandoy stated that the budget worksheet was almost complete, and he would be sending the document out to everyone by tomorrow. Budgeting workshops would take place in April prior to the Council adopting a preliminary budget at the beginning of June.

I. Items for Follow Up and Review

1. Monthly Newsletter Update

There was a brief discussion regarding whether or not to distribute a City newsletter monthly, or every other month. Additionally, the group discussed whether or not to distribute the newsletter by mail or electronically. Mr. Andrews explained that sending a newsletter by mail every month cost around \$30,000 per year. In response to a question from Councilmember Burrell, Mr. Andrews explained that the express bill pay system had directions for how residents could opt into receiving soft copies of the newsletter.

2. Status of YCC Funding

Mr. Poulsen reported that the City sent the check to YCC.

3. Status of Weber County Island Annexation Process

This item was discussed during the City Manager's report.

4. Complex Proposals

Mr. Flint stated that he did not love any of the options that were presented for the complex in a previous meeting. He suggested using WSU's student conducted studies, as well as a public visioning session to determine the best way forward. Mayor Dandoy concurred; he asked staff to figure out what resources they needed and to report back to the Council on the matter.

Mr. Poulsen stated that in a previous meeting, proposals for the complex were presented in increments of \$1 million, \$3 million, \$5 million and \$29 million. He explained that the \$29 million proposal would mean an annual bond payment of \$1 million per year, and he questioned the City's ability to sustain that payment. From a business standpoint it didn't make sense to dump money into the project if there would still be parking issues and the facility wouldn't generate any new revenue. He mentioned that the City owned 17 acres of land around the aquatic center, which was already a destination spot. He agreed with Mr. Flint that they needed to go back to the drawing board to determine a way forward.

Councilmember Paul asked if staff had looked at partnerships with other cities. Mr. Flint stated that staff had discussions with West Haven and Riverdale, and they could continue exploring those possibilities. However, he reiterated the importance of holding public visioning sessions because in its current state the complex did provide great services to a lot of residents. He said it was important to find a way to continue providing those services.

Councilmember Saxton asked if staff had visited with the Weber School District. Mr. Flint answered affirmatively, and noted that he was currently in contact with Matt Williams at Roy Junior High.

J. Adjournment

Councilmember Tafoya Motioned to Adjourn the City Council meeting at 7:39 p.m. Councilmember Burrell seconded the motion. All Councilmembers voted “aye”. The motion carried.

Robert Dandoy
Mayor

Attest:

City Recorder