



Minutes of the Roy City Council Meeting held electronically via Zoom and YouTube on December 15, 2020 at 5:30 p.m.

Notice of the meeting was provided to the Utah Public Notice Website at least 24 hours in advance. A copy of the agenda was posted.

The following members were in attendance:

Mayor Robert Dandoy  
Councilmember Paul  
Councilmember Saxton  
Councilmember Wilson  
Councilmember Jackson  
Councilmember Burrell

City Manager, Matt Andrews  
City Attorney, Andy Blackburn

Also present were: Management Services Director, Camille Cook; Police Chief, Carl Merino; Parks and Recreation Director, Travis Flint; Public Works Director, Ross Oliver, Morgan Langholf, Brandon Edwards, Steve Parkinson, Randy Sant

**A. Welcome & Roll Call**

Mayor Robert Dandoy welcomed those in attendance, and noted that Councilmembers Jackson, Burrell, Paul, Saxton, and Wilson were present.

**B. Moment of Silence**

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

**C. Pledge of Allegiance**

Councilmember Wilson lead the audience in reciting the Pledge of Allegiance.

Mayor Dandoy read the Mayor's Determination to Hold Electronic Meetings, which stated that the meeting would be held online due to concerns about the substantial health risk of the Covid-19 virus.

**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 November 5, 2020 Roy City Council Work Session Meeting Minutes**
- 2. Request for approval of an alcoholic beverage license for 7 Eleven Store #38870A, located at 3976 S Midland Dr.**

**Councilmember Jackson motioned to approve the Consent Items, with changes to minutes as noted. Councilmember Paul seconded the motion. All Councilmembers voted "aye". The motion carried.**

**E. Public Comments**

Mayor Dandoy opened the floor for public comments. There were no public comments.

**F. Action Items**

1. **Resolution 20-39** Approving an Agreement with CT Davis Excavation for the 2020 Waterline Replacement Project

Public Works Deputy Director Brandon Edwards requested that the City Council to approve the Waterline Project. He reported that the City had received eight bidders, and CT Davis had been the lowest bid at \$652,183.82. He noted that their engineer had requested approval of CT Davis as well. Public Works Deputy Director Brandon Edwards clarified that the area in question was located near a subdivision off of 2500 West, and that he had gotten good recommendations to use the CT Davis company from several neighboring towns.

**Councilmember Wilson motioned to approve Resolution 20-39 approving an agreement with CT Davis Excavation for the 2020 Waterline Replacement Project. Councilmember Jackson seconded the motion. A roll call vote was taken. All Councilmembers voted “Aye”. The motion carried.**

2. **Resolution 20-40** Approving a contract between Roy City Corporation and Bank of Utah for Financial Services

Management Services Director Camille Cook presented the Resolution to the City Council and recommended that the Council approve the item. She explained they had interviewed three different financial institutions and had concluded that they should partner with the Bank of Utah. She reported that they had found that the Bank of Utah would best suit the financial needs of the City and added that they had worked with the bank in the past. She also explained that their contract with Zions Bank had recently ended after seven years, and if the item were approved, they would enter into a five-year contract between the Bank of Utah and Roy City for financial services.

**Councilmember Jackson motioned to approve Resolution 20-40 approving a contract between Roy City Corporation and Bank of Utah for Financial Services. Councilmember Wilson seconded the motion. A roll call vote was taken. All Councilmembers voted “Aye”. The motion carried.**

3. **Ordinance 20-13 to amend the General Plan (Future Land Use Map) from mixed use to light industrial/warehouse.**

City Planner Steve Parkinson explained that this item had been previously discussed and tabled in December to allow time for a developer’s agreement to be drawn up. He said that a developer’s agreement had since been created and recommended that the item be approved. Police Chief Carl Merino answered the Councilmember’s questions about any current or potential safety concerns about the planned development, and commented he did not foresee any major issues, although there was a large number of homeless people who lived just south of the area in question. The Councilmembers also confirmed that the development agreement in the ordinance included language which specified that if the property were sold, the development agreement would be transferable and would still apply to any future owners. Several councilmembers also reported having received concerns from the nearby residents about the height of the buildings in the space, and City Planner Steve Parkinson explained that the storage units that the developer planned to install could not be more than 35 feet high per the development agreement. City Planner Steve Parkinson noted that this ordinance was simply a rezone, and that specific

decisions about what would be done with the property was still a way down the road. Councilmember Wilson asked what jurisdiction the Council had over the layout of buildings on the property, and City Planner Steve Parkinson said that that decision would be the prerogative of the developer, although the Council could dictate height restrictions or other parameters. He further explained that the developer wanted to use half of the space for closed storage units and use half of the space for open storage, and the closed storage units would be placed where they would not obstruct views from the resident's homes, and that the homes would overlook the open storage lot. He clarified that open storage referred to uncovered space that was typically used to house things such as RVs, boats, and motorhomes. If demand changed significantly, the developer might add more closed storage units in the future. Councilmember Wilson suggested this might cause traffic concerns as people would come frequently during the summer months to pick up and drop off their boat and RVs. It was the opinion of City Planner Steve Parkinson that traffic would not be significantly increased as he assumed the space would be used for long term storage. A councilmember also noted that at some point, the road would have to be developed and widened, but this stage would not take place until the business license was issued to the property. Councilmember Jackson asked if there would be somebody to monitor the units and ensure that no one who had a storage unit attempted to take up residence inside their unit. City Planner Steve Parkinson said that the property manager would be the one responsible for that. There was further discussion of what the traffic impacts might be, and City Planner Steve Parkinson said that a traffic study would be done before the business license was granted to determine what the actual volume and flow of traffic was. It was also mentioned that there had not been a significant impact to traffic in that area even during the annual Roy Days, when the lot was used for overflow parking.

**Councilmember Paul motioned to approve Ordinance 20-13 amending the General Plan (Future Land Use Map) from mixed use to light industrial/warehouse. Councilmember Jackson seconded the motion. A roll call vote was taken. All councilmembers voted "aye". The motion carried.**

1. **Ordinance 20-14** to amend the Zoning Map from RE-20 (Residential Estates) to LM (Light Manufacturing)

Mayor Dandoy prefaced this motion and stated that Ordinance 20-14 was similar to 20-13, and that City Planner Steve Parkinson would explain the key differences between the two. City Planner Steve Parkinson said that the two items were related in that 20-13 allowed the General Plan to be amended, and 20-14 specified what the rezone would be. He said that City ordinance required that no rezone could take place if it did not comply with the General Plan, so he explained that if they had not approved the amendment to the General Plan in 20-13, that 20-14 could not have been passed. Since the Council had chosen to amend the General Plan, the rezone request would be the next step to solve the issues associated with the land. Councilmember Byron Saxton commented that there had been several typos in the document that had been distributed to the Councilmembers and requested that better attention be paid to those documents in the future.

**Councilmember Paul motioned to approve Ordinance 12-14 to amend the Zoning Map from RE-20 (Residential Estates) to LM (Light Manufacturing). Councilmember Jackson seconded the motion. A roll call vote was taken. All Councilmembers voted "Aye". The motion carried.**

#### **G. Public Comments**

Mayor Dandoy opened floor for public comments. There was a woman introduced as Janet who was interested in making a public comment but was unable to do so due to technical difficulties on Zoom. A man named Kevin had sent an email to the Council in regard to the solicitation ordinance that was currently under review by City staff. Mayor Dandoy said that Kevin had expressed interest in knowing the status of the ordinance, and City Attorney Andy Blackburn replied he was in the process of doing a

that the ordinance might take a while to come before the Council, due in part because solicitation tended not to become an issue until the weather got warm enough in the summer months.

## **H. Presentations**

### **1. Y2 Analytics- Survey**

City Manager Matt Andrews stated that the City had adopted a resolution for a contract with Y2 Analytics, and representatives of the company were present that evening to give a presentation that would outline where they currently were with the survey.

A representative of Y2 Analytics gave an overview of the process, and explained that they were currently working on drafting the questions, and wanted to ensure that the Council approved of the direction that the survey was going in. She said that Councilmembers could access an online link that would show them what the survey looked like from the participants side. She explained that once the survey questions were approved, the analytics team would finalize the survey and then begin to distribute it to randomly selected participants across the City. She also stated that they would take care to ensure that participants were chosen from different demographics, and they anticipated that it would take 10 days to two weeks to get results back from participants.

The representative then went through the survey section by section and explained what the intention was behind each section. The first section intended for residents to think about their overall quality of life in the City and was fairly introductory. The crux of the survey was to get residents opinions about downtown Roy City, and to discern how a potential mixed-use ordinance would be received. She commented that respondents typically did not have good answers to questions about specific policy questions, so their goal was to present residents with general questions about what downtown could potentially look like, rather than to ask them specific questions about policy. They would then use a statistical tool to match the resident's answers with what policies would have to be changed to align with their choices about what the downtown area would look like. The last section of the survey had demographic questions, to make sure that they were surveying a representative sample.

Councilmember Wilson asked if someone would be disqualified from the survey if they marked that they were not a resident of the City. She said that she wanted business owners in the City to be able to participate even if they did not also live in Roy City. The Y2 representative replied that if they were provided a directory of business owners in the City then they could set up a different kind of screening protocol for them in order to allow business owners to participate, and they could compare the responses from the business owners to those of the residents. Councilmember Wilson also asked if they could change some wording that might be confusing to residents, and she and the Y2 representative discussed what the survey would look like from the participant's perspective, and the Y2 representative said that she was willing to make changes to the language in the survey, and that there would be a section for participants to add additional comments at the end of the survey.

Mayor Dandoy and the Councilmembers commented that they wanted to see the final questions before they were distributed to the public, and City Manager Matt Andrews said that he could arrange that for them.

## **I. Discussion Items**

### **1. RAMP Grant Ideas**

Parks and Recreation Director Travis Flint discussed the RAMP, or Recreation, Arts, Museums and Parks

grant. He said that the City had received grants from the RAMP grant fund in the past, and he wanted to suggest a potential RAMP grant application for that year. He and the City staff had discussed needs of the City and suggested that Roy City apply for a renovation of the dog park. He said that the park that had not been significantly updated since it had been opened and did not offer very many amenities. Since it was in a central part of the City and provided a significant service to the City it was the opinion of City staff that the dog park be renovated. He showed some photos of a city of comparable size that had recently had their dog park renovated for comparison and overviewed some of the logistics and costs of renovating the park. He also stated that the grant application would have to be submitted by January 15th and asked for the Council's approval that the City allocate \$44,000 to be used for improvements to the dog park. Parks and Recreation Director Travis Flint added that the area was 2.3 acres, which was slightly larger than the average dog park, and that the City did not actually own the land that the park was on but was under a lease agreement and so it would be their property as long as they made lease payments on time. He also overviewed some potential liability issues with the park.

The Councilmembers discussed several other parts of the City that they thought might be suited for a RAMP grant and asked if the City would be able to sustain the improvements to the park. Parks and Recreation Director Travis Flint expressed confidence in the ability of the City staff to maintain the park once it was updated. He explained further that he did not foresee the budget for maintenance would increase as a result of the grant, and that if the grant were approved, the funds from the grant would be received in April and the City would then have a calendar year to complete the project. He also commented that if the grant were approved for a lower amount than what was requested, he would lower the amount that the City would contribute accordingly. He acknowledged that construction costs were tentative at the moment, but once the funding for the park was secured, he would attempt to get bids locked down as soon as possible.

Parks and Recreation Director Travis Flint also made some comments about the community that used the dog park and said that they were a growing and appreciative group of residents that he felt should have a nice dog park for their use. He explained to the Council that if the grant were not approved, he could come back to the Council to discuss other options to fund the park, or they could choose to discard the project.

The Councilmembers approved the decision for Parks and Recreation Director Travis Flint to move forward with the RAMP grant application.

## 2. Gaming Devices- Councilmember Byron Saxton

Councilmember Saxton stated that there was an adult arcade that was in operation in Roy City's commercial district. He hoped that the Council could create an ordinance that would only allow such businesses to operate in the light manufacturing zone in the north end of the City. He said it was important to prohibit businesses like the adult arcade from the commercial zone as he felt they had a negative impact on nearby businesses.

City Attorney Andy Blackburn said that if the Council felt an illegal business was underway it should be brought to his attention, but he pointed out that all their SOB businesses were in fact located in the light manufacturing zone. City Planner Steve Parkinson commented that they had had to change the wording from "adult arcade" in the agenda to "gaming devices" only because their current zoning ordinance identified "adult arcade" in a way that left ambiguity as to what actually constituted a "gaming machine." He discussed that they needed to be careful with their wording so that a potential ordinance did not impact other arcades in the City.

City Attorney Andy Blackburn thought that they would need to investigate the issue further before they

attempted to come to a decision in a City Council meeting, and invited Councilmember Saxton to speak with him privately. Mayor Dandoy also commented that even if they made a change to the ordinance, there was a grandfather clause that allowed businesses already in operation to remain where they were, so the current adult arcade would not be impacted by a change in ordinance. He agreed with City Attorney Andy Blackburn that they would need to get more information before they discussed the matter further.

Mayor Dandoy also asked the Council if they wanted to review all business licenses that were granted, so that the Council could be aware of what kinds of businesses were in operation in the City. Councilmember Wilson thought it would be helpful to know what types of businesses were in the City so that they could better understand the needs of both residents and business owners. Mayor Dandoy commented that this might delay the process of business license renewal, and they discussed that annual renewal time took a significant portion of the City staff's time. City staff provided some information on the process of obtaining or renewing a business license and based on their information Mayor Dandoy thought that the Councilmembers might burden the City staff if they wanted to view and approve each business license that was granted by the City. They discussed that the Council could review business licenses in the City at any time, but they should not be responsible for the approval or denial of each license that was granted in the City. Councilmember Saxton reiterated that he wanted the Council to at least be aware of what types of businesses came into the City. Mayor Dandoy concluded that they would work to find a means to make the licenses more visible to the Council in a way that did not impact staff.

## **J. Reports**

### **1. City Manager Report**

City Manager Matt Andrews reported that Reach Across America would hold a ceremony on December 19th at the cemetery to provide wreaths on the graves of the 608 veterans that were interred there. He also stated that the City had partnered with Microsoft Office 365, so they would move towards Microsoft products rather than Zoom. He said that the online meetings going forward would be held with Microsoft Teams. City Manager Matt Andrews also reported that the North Davis Sewer was doing construction on 5700, and the process of having the sewer relined was expected to take a while, although the impact on residents was minimal. He lastly mentioned that the City had several vacant positions that needed to be filled and asked the Council to pass the information on to anyone they thought might be interested in the roles.

### **2. Mayor and Council Report**

Mayor Dandoy reported that the collected YCC donations given to the organization, and YCC had sent the City a thank you note. He also noted that he wanted the drinking water to be checked for the City. The Councilmembers had no comments.

The Council moved to go to a closed-door meeting. It was noted that the meeting would be held in another Zoom meeting.

## **A. Motion to go into Closed Meeting to Discuss the purchase, exchange, or lease of real property.**

**The Council voted to enter into a Closed Session to discuss the purchase, exchange, or lease of real property.**

**A RECORDING WAS TAKEN OF THE CLOSED-DOOR MEETING.**

**The closed session was adjourned at the City Council returned to the regular session.**

**K. Adjournment**

**Councilmember Jackson motioned to adjourn the City Council meeting at 7:15 p.m. Councilmember Burrell seconded the motion. All Councilmembers voted “Aye”. The motion carried.**

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Robert Dandoy  
Mayor

Attest:

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Morgan Langholf  
City Recorder

dc: