



ROY CITY
Roy City Council Special Work Session Minutes
August 1, 2022– 5:30 p.m.
Roy City Council
5051 S 1900 W Roy, UT 84067

Minutes of the Roy City Council Meeting were held in person in the downstairs conference room at Roy City Municipal Building and streamed on YouTube on August 1, 2022, 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 also posted on the Roy City website.

The following members were in attendance:

Mayor Dandoy	City Manager, Matt Andrews
Councilmember Jackson	City Attorney, Andy Blackburn
Councilmember Joe Paul	City Recorder, Brittany Fowers
Councilmember Scadden	
Councilmember Wilson	
Councilmember Sophie Paul	

Excused:

Also present were: Police Chief, Matthew Gwynn; Fire Chief, Craig Golden; Parks and Recreation Director, Travis Flint; Public Works Director Ross Oliver; Management Services Director Amber Fowles; Glenda Moore and Leon Wilson also attended.

A. Welcome & Roll Call

Mayor Dandoy welcomed those in attendance and noted Councilmembers Jackson, Wilson, Sophie Paul, Scadden, and Joe Paul were present.

E. Discussion Items

1. FY 2023 Budget

Councilmember Diane Wilson asked what the current rate of inflation was, and wondered if the tax increase would relate to inflation. Mayor Dandoy directed the Council to define how the money would be spent, if there were to be a property tax increase. He imagined that a portion of the increase would go towards the complex, and another portion would go towards Public Safety. He elaborated they were not required by State law to define the money attribution, but thought it would be good for the public to be aware of how the funds would be spent. Councilmember Joe Paul thought all of the money, if there were increased taxes, should go towards public safety. Councilmember Wilson reiterated her question as to if inflation would be accounted for, and if there would be a tax increase. Mayor Dandoy replied the high rate of inflation was a compelling argument to increase the property tax rate, but Councilmember Joe Paul opined that the Rainy Day fund was intended to account for changes in inflation, and did not think the tax rate should necessarily have to rise in light of increased inflation rates.

Management Services Director Amber Fowles explained they were required to keep the property tax rate between 5% and 35% of revenue, and the Council historically stayed at around 18% of revenue, which was about \$6 Million. She said since they had taken out \$500,000 for the complex, they would have a little less than \$6 Million for that year. She elaborated that they would need to pull additional expenditures from the fund balance. She estimated they would need about \$100,000 to cover their expenses, since they had taken so much money out for the complex. Councilmember Joe Paul said there was more money than

that amount in the Rainy Day fund, so they would be able to pull the money from that fund. Management Services Director Fowles discussed the rising prices of fuel, and said it was hard to estimate if those prices would continue to rise or if they would fall next year, which made it hard to make estimates for the next year. Mayor Dandoy discussed the United States inflation rate, compared to the CPI, and said it would be interesting to see if those inflation rates were the same.

Councilmember Joe Paul said \$100,000 would be a tax increase of about 2%, and Councilmember Wilson imagined they would get a lot of public backlash at the Truth in Taxation meeting if they raised the tax rate. She commented everyone she had spoken with wanted a tax rate of 5% or less, and said the general public consensus was that they were a safe city that would not be impacted by tax hikes. Councilmember Joe Paul replied it was important for the public to understand where and how their tax money was spent, and he pointed out that the City's tax increase would be the smallest portion of the tax increase. He said they would need someone to articulate very well at the Truth in Taxation meeting, and discussed that many members of the public were accusing Roy City of raising taxes. He added Roy City had actually not raised the City tax in five years.

Management Services Director Fowles said a large percentage of people would experience a 15% tax increase, even if there was no increase at the City level, just because of how tax brackets worked. She pointed out the increase would not impact everyone equally. Councilmember Joe Paul added that many people were complaining the inflation of property values was also increasing their taxes, and he explained briefly why that was actually not correct, and the arbitrary inflation of home prices did not necessarily mean that tax rates would also increase.

Mayor Dandoy summarized that if the Council supported a 15% tax rate, they would receive about \$600,000 dollars, and he asked what they would get in just Public Safety with that amount of money. Management Services Director Fowles responded that would break down to about \$114,000 per police officer, \$90,000 per firefighter, plus an additional police vehicle for \$60,000. She clarified those figures included their equipment.

Councilmember Joe Paul stated firmly he did not support 15%, although he supported the Police and Fire departments. He further stated they needed to be interacting with their constituents now, rather than just at the Truth in Taxation meeting. Mayor Dandoy agreed that was important, but said they also needed to pay attention to what was going into the public record. Mayor Dandoy said the meeting on August 16th would be very important. He said if the rate was to be less than 15%, they needed to think about what they would still be able to do for Public Safety. The Councilmembers discussed how money would be allotted if they went with 10%, and debated if they would prefer to hire more police or more firefighters. Mayor Dandoy stated they would choose the tax rate, and then turn it over to City Manager Matt Andrews to determine exactly how that money should be spent.

Councilmember Wilson and Councilmember Joe Paul discussed the possibility of using the Economic Development Director position to fulfill the duties of assistant City Manager. Councilmember Joe Paul said he was not sure of how the breakdown would go, but said they needed an employee being proactive about developments in Roy City. He pointed out that Clearfield, which had a similar population to Roy City, had both a full time Economic Development Director and a full time City Manager. He commented there were tasks in the City which needed to be accomplished that neither the current City Manager or the Councilmembers had time to work on. Councilmember Wilson pointed out they would need a tax increase to account for the salary of an Economic Development Director, and said if they did City Manager duties then the salary would have to be pulled from the General Fund, rather than the RDA. She said the estimated salary was \$190,000, which would require a 5% tax increase, but Councilmember Joe Paul explained that was not the base salary, but the entire compensation package including benefits, and he worried there was a lot of misinformation about the position circulating around. Councilmember Wilson

still argued that benefits would be costly. Councilmember Joe Paul replied that initially, the majority of the position could be geared towards economic development, so the salary could be taken from RDA, and they could adjust that over time.

City Manager Andrews said they had great need for both more policemen and firefighters, as both departments were understaffed. He said at least one more employee in both departments would be beneficial. He said they also were still waiting for the Safety report to come back from the County, and once they received that report back, they would also get additional funding from the County. He clarified the purpose of those funds would be for the staffing of an additional emergency vehicle.

Councilmember Wilson asked what the tax percent would be if they were to hire two more police and two more firefighters, and it was responded that would require a 10% tax rate. Councilmember Wilson acknowledged that an Economic Development Director would be beneficial to Roy City, as it could incentivize new businesses to come to the City. Mayor Dandoy explained how the structuring would work if they were to hire an Economic Development Director. Councilmember Joe Paul added if they hired a good candidate, they might not need to contract as many other people for extra services, so they might save money in that way, and he stated there would be plenty of work to justify a full-time Economic Development Director. The Councilmembers briefly discussed they could also incentivize developers into Roy City if their website was easier to navigate, and they could find building permit applications and other resources easily online.

Mayor Dandoy commented many of their ordinances were archaic, and so it was difficult for developers to adhere to the standards outlined in them. He said they were very restrictive in what they allowed developers to do, and so they needed to modernize their zoning in the Code. He recalled that years ago, he had worked with a previous Mayor to update some of their building Codes, but there was still a lot of work to be done. He discussed the advantages of having more businesses in their town. There was also a short tangent about UDOT's plans with Woodbury, and the Mayor Dandoy commented UDOT had told residents and business owners in that area to not make any plans, but they had not yet announced any formal acquisition plans.

Mayor Dandoy stated he had been in favor of an Economic Development Director for many years, although his issue was that the Council was also discussing a tax rate increase. He said his concern was that 5% was a lot of money, and if they did not fill that position, they would be able to allocate those funds across the board. It was brought up in response that those funds were RDA, so they actually could not be allocated across the board. Councilmember Wilson pointed out that bringing in more businesses to Roy City would increase the sales tax revenue. Mayor Dandoy said they would not know what downtown would look like until they received a design plan from UDOT, and cautioned it would be unwise to make decisions before UDOT had an official design plan. Councilmember Wilson suggested they utilize Randy Sant to help them make economic decisions, without the expense of hiring a new full time position. Management Services Director Fowles explained 20% of the Economic Development Director position was funded from the General Fund, and the rest of the position was funded from RDA, so they would not be able to reallocate that money to Public Safety, if they decided not to fill the position. She added 20% was about \$38,000, which could fund a part time position. Mayor Dandoy said if the Councilmembers wanted to withdraw their approval of the Economic Development Director position, they would need to do so quickly, since the budget would be approved on August 16th, and the position was approved in the tentative budget. The Councilmembers, with the exception of Councilmember Wilson, expressed support of the full time position.

City Manager Andrews stated they had allocated \$500,000 for all the repairs needed at the complex, but they had received an estimation of \$695,000 for just the boiler and the plumbing repairs. He said it still needed to be sent out to bid, but per State law, they could not send out bids until they had the money

allocated somewhere in the budget. It was discussed that all of the repairs could be put off for another year, with the exception of the boiler. City Manager Andrews stated the tunnel that was used to access the boiler was starting to collapse in on itself as well, and would need to be repaired in the near future, but the main thing that was keeping the complex from opening was the broken boiler. Mayor Dandoy summarized that they would not know how much the total repairs would cost at this stage. He said the Council would have to make a decision based on the information that they had currently, and they would have to find other sources of money. He hoped that Roy Days would be a good source of fundraising, and said they would have to find some donors to raise the money. Mayor Dandoy also suggested they needed to be thinking about a new complex several years down the line. He proposed they add it to the ballot, and let the public decide when they would want to fund a new complex. He assumed, given the state of disrepair at the current complex, that it would not be functional in ten years time. Councilmember Wilson expressed frustration that the complex had not been maintained over the years, and now they were faced with the burden of fixing it. City Manager Andrews agreed this was a difficult year for the Council, and they had many things to deal with in light of staff shortages.

Councilmember Sophie Paul summarized that \$500,000 would merely be a bandaid solution, and asked if they should start taking steps to add a proposal for a new complex to the ballot. Mayor Dandoy said they needed to consider if they could get ten more years out of the current complex, which would give the Council time to get a bond approved that they could use to buy a new building. Councilmember Wilson said if the development team did their work right, they could even get 15 or 20 more years out of the current complex, but they would have no way of knowing how sustainable the repairs would be until the work was done. Mayor Dandoy said part of the problem was that, due to location, the complex would never see its full potential, since they were limited by parking. He said due to the limited parking, the Council in years past had never been willing to fully fund the complex, since they would not see the return on that investment. He did note that when the new high school was built, it would help alleviate the parking issues.

Mayor Dandoy reiterated that the Council needed to seriously think about getting a new complex, and suggested they consider a regional complex. He said they could approach Riverdale and other nearby cities to discuss a shared, regional complex that they could all pay for and utilize. The Councilmembers discussed they could share a complex with other cities, as long as they were in the same county. Mayor Dandoy clarified he had not reached out to other mayors at that point, but thought it would make sense to have a shared facility.

Management Services Director Fowles said if they went with a 10% tax increase, that could comfortably yield them two new employees in both the police and fire departments, plus a little extra. She asked how the rest of the money should be allocated. City Manager Andrews said that was a tough choice, since both police and fire could benefit from at least one more employee. He said the fire department had three shifts, and the police department had five, and it was hard to recruit a floater employee who could pick up random shifts. He said it would be easier to find employees if they could offer a regular schedule. He commented inflation added about a \$100,000 hit to the budget, but said they had accounted for inflation in the emergency fund, so they did not need to factor inflation costs into the tax revenue. Management Services Director Amber Fowles repeated that with a 10% tax rate, they could get two employees in both the police and fire department, or three firefighters and one new police officer. City Manager Andrews said that was correct, but clarified that was the minimum cost for new employees, and the amount would rise in subsequent years as benefits and wages increased.

Councilmember Wilson asked how many citizens Roy had per police officer, and Police Chief Matthew Gwynn replied they had one officer per 1,008 residents, which was higher than the national average of one officer per 400 people. He added even with two additional staff, they would still be understaffed overall. Mayor Dandoy overviewed the process of the Truth in Taxation meeting. He said Council had the

authority to make a decision on the tax rate between 0 and 15%. He said he did not want to spend the entire evening going through votes, and said he would like to have a roll-call vote that could get to a final number quickly. He instructed the Councilmembers to get feedback from the public before the meeting, so they came to the meeting with a number in mind that they were prepared to vote for. Councilmember Joe Paul added that while he appreciated public comments and was grateful for the amount of people that showed up to speak, they needed to have structure for the meeting to ensure it did not get out of hand. He proposed they limit public comments to three minutes. The Councilmembers discussed they had purchased a time clock for that purpose, and agreed that they needed to set a limit for public comments. It was further discussed that the public would only have one chance to speak, and could not shout out comments from the audience when it was not their turn.

Mayor Dandoy recalled their last public meeting had gone until well after midnight, and he cautioned he did not want that to happen again. He said they needed to make it clear that taxes were the only topic that would be spoken about, and they would not allow the meeting to get off topic, and specifically, comments about the complex would not be permitted. He suggested the Council answer questions that members of the public asked during their comment, as other people might have similar questions, and answering the questions as they went along might help expedite the public comment section of the meeting. It was also discussed that at the last meeting, some people who had a dissenting opinion from the majority had felt it was unsafe to voice their opinions, and Mayor Dandoy noted a police officer would be present at the upcoming meeting. Mayor Dandoy directed the Council to come to the meeting prepared to articulate and defend their positions, while still listening to the public comments. He said there would be a lot of emotion at the meeting, and the Councilmembers would need to be able to explain why they held the opinions that they did. He also stated the Councilmembers must remember that the decisions they made about taxes had very real financial impacts on their residents, and the country was facing difficult times. He said local governments had a great impact on residents, and they needed to be cognizant of that fact as they determined the tax rate.

F. Adjournment

Robert Dandoy
Mayor

Attest:

Brittany Fowers
City Recorder

dc: