



ROY CITY
Roy City Council Meeting Minutes
June 17, 2025– 5:30 p.m.
Roy City Council
5051 S 1900 W Roy, UT 84067

Minutes of the Roy City Council Meeting held in person in the Roy City Council Chambers and streamed on YouTube on June 17, 2025, 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
Councilmember Jackson
Councilmember Saxton
Councilmember Scadden
Councilmember Sophie Paul
Councilmember Wilson

City Manager, Matt Andrews
City Recorder, Brittany Fowers
City Attorney, Matt Wilson

Excused:

Also present were: Management Services Director, Amber Kelley; Police Chief, Matt Gwynn; Fire Chief, Theron Williams; Public Works Director, Brandon Edwards; Parks and Recreation Director, Michelle Howard; City Planner, Steve Parkinson; Glenda Moore, Ashlyn Scadden, Natalie Pierce, Chris Lin, Cameron Beck, Robert Percival, Leon Wilson, Porter Christensen, Mike Watson, Sage Hadfield, Richard Jensen, Russell & Lisa Morrison, Bryant McMillian, Julie Little, Trish Hegland, Ty Chaston, Nahas Luwah, Darrin Albright, Dennis Brown, Cindy Whinham, Anna Graff, Joshua Rice, Richard Dunlap, Chase Freebuir, and Alleigh Welch.

A. Welcome & Roll Call

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

B. Moment of Silence

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

C. Pledge of Allegiance

Councilmember Scadden led the audience to recite the Pledge of Allegiance.

D. Consent Items

1. May 6, 2025, Roy City Council Meeting Minutes and May 20, 2025, Roy City Council Meeting Minutes

Councilmember Wilson noted there were few changes they needed to make.

2. April 2025 Financial Statement

Mayor Dandoy said sales revenue was showing them as \$2.7 Million behind and everything was an additional two months behind those figures. Mayor Dandoy asked those who were listening to consider

why the city was not catching up. Management Services Director Amber Kelley said companies have 30 days to report their sales tax revenue and then the state has 30 days to remit with the city. Management Services Director Kelley said, by that math, they were technically four months behind. Management Services Director Kelley said they will catch these up at the end of the year, and the city was on target. Mayor Dandoy said the class C road funds were sitting at 43% of expense and yet there were 81% through the year. Mayor Dandoy there was roughly \$4 Million which has not been spent. Management Services Director Kelley said they received six class-zero payments spaced each for two months. Management Services Director Kelley said these were often delayed and they received the sixth payment in June. Management Services Director Kelley said they still have three payments to receive though they were on target for budgeting. Management Services Director Kelley said the transportation infrastructure fund has four projects in the works, and they were receiving grants from the state. Management Services Director Kelley said they initially thought they would receive all the funding, but the state was giving the money to UDOT who was then billing Roy for their portion. Management Services Director Kelley said instead of having all the revenue, they were just receiving the net which was very small.

Mayor Dandoy asked if the money for the roundabout will be expensed this year or next. Management Services Director Kelley said it will be a bit of both because of construction scheduling.

Councilmember Scadden motioned to approve the consent items as listed, with adjustments to minutes as provided by Councilmember Wilson. Councilmember Wilson second the motion, all present members voted “Aye” and the motion carried.

E. Public Comments

Mayor Dandoy reminded those present that they generally discuss the particular topics up for discussion today, though said today they were open to hearing any comments on any topic. Mayor Dandoy opened the floor for public comments.

Bryant McMillian came forward and gave his address as 4614 S West Park Dr. Mr. McMillian said he came in frustrated after a few months of not hearing responses, though responses have been much better recently. Mr. McMillian said there have been changes to divert construction traffic to the north part of the neighborhood. Mr. McMillian said this has been an effective short term resolution and helped keep the neighborhood safe. Mr. McMillian said he was ultimately looking for better long term solutions and asked to stop further developments in the neighborhood until more safety measures were implemented. Mr. McMillian said his kids love to play in the neighborhood, and praised his four-year-old son for looking both ways as he plays in the street. Mr. McMillian said even so, there were things out of their control, and he and his neighbors would still like to limit traffic throughout the neighborhood. Mr. McMillian added that daily traffic impedes access. Mr. McMillian said the traffic study concluded that the changes to the neighborhood were legal but he pushed back on the idea that legality made this safe.

Ty Chaston came forward and gave his address as 3751 W 5575 S. Mr. Chaston said he was glad the ten story buildings were on the agenda again. Mr. Chaston the recent referendum was successful in getting the council to consider if 10 story buildings were appropriate. Mr. Chaston said there have been no formal applications submitted which would challenge the zoning ordinance. Mr. Chaston said the real issues with this referendum were the 10 stories. Mr. Chaston said he felt six stories should be the limit. Mr. Chaston said he felt the city council should leave height limits as was and said he did not understand why people were trying to change it. Mr. Chaston said he believes in property rights as long as they don't infringe on public safety. Mr. Chaston said he did not think there was enough room by 1900 W to allow for larger buildings. Mr. Chaston said building height should

be considered on a case by case basis.

Alleigh Welch came forward next and gave her address as 4748 WestPark Dr, Roy. Ms. Welch said she was also to talk about the townhome constructions. Ms. Welch said she was a military wife who cares deeply about her neighborhood. Ms. Welch said she was concerned about having the only access point to these townhomes be through 4800 South. Ms. Welch said traffic was already bad in this area because of the way the neighborhood was designed. Ms. Welch said people have already been hit through this walkway and it's terrifying to think about more traffic coming through. Ms. Welch said the road was not built to handle this kind of traffic. Ms. Welch asked to create an access point at 4000 South. Ms. Welch added that having a high density rental next to her neighborhood made her fear for her safety as someone whose husband was frequently gone for military service. Ms. Welch said she was very wary of crime in these types of rentals. Ms. Welch said she knows this was not a popular thing to say. Ms. Welch said she was not asking to stop the project but asked the council pause the project until they have a better safety plan.

Cindy Whinham came forward next and gave her address as 4152 Lily Dr, Roy. Ms. Whinham said eminent domain was previously discussed in creating a new access point for the townhomes. Ms. Whinham said people were not willing to have the access point infringe on their property. Ms. Whinham said traffic was going up by the train tracks again. Ms. Whinham said adding an access point by 4000 S was as dangerous as having just one access point. Ms. Whinham asked if those present would be comfortable having an extra 500 cars by the railroad track. Ms. Whinham added that high density rental results in higher density crime.

Darrin Albright came forward next and gave his address as 3690 W 5850 S. Mr. Albright said his biggest concern was on taxes and the budget. Mr. Albright said he understands things have to run on taxes, but asked the council to remember that they work for the people. Mr. Albright said people forget this. Mr. Albright said the city should not be giving money to things after they have shorted the budget. Mr. Albright said they should not be ATMs for the City. Mr. Albright said he was speaking on behalf of people who cannot afford taxes to keep raising. Mr. Albright said Roy City was losing people and city staff was increasing. Mr. Albright said he wants to stay here and said they don't always have to keep raising taxes. Mr. Albright said they need to look into ways around this.

Richard Dunlap came forward next and gave his address as 4326 Trailside Dr. Mr. Dunlap said he was also there about the townhomes. Mr. Dunlap said he also had concerns about the traffic. Mr. Dunlap said he did not think they should move forward with phase three. Mr. Dunlap said he did not see how this plan would work at all given everything that was going on. Mr. Dunlap said this project would cause more congestion and accidents.

Mayor Dandoy closed the floor for public comment.

Mayor Dandoy said they take these comments seriously and look for solutions. Mayor Dandoy thanked those who gave comments.

F. Action Items

Mayor Dandoy said they would hear about each item then go into a public hearing directly afterwards.

a. **Consideration of Resolution 25-15; A Resolution of the Roy City Council Approving Adjustments to the Fiscal Year 2025 Budget.**

Management Services Director Kelley led this portion of the meeting. Management Services Director Kelley said they were making some final adjustments as the fiscal year winds down. Management Services Director Kelley said the Council all received a full list of all the changes in their packets. Management Services Director Kelley said the overall effect would be an increase in revenues and expenses of \$1,178,154. Management Services Director Kelley said the majority of this will come from transfers to the capital projects fund. Management Services Director Kelley said \$500,000 was being transferred from the sale of vehicles and will go towards the purchase of next year's vehicles. Management Services Director Kelley said up to another \$500,000 comes from a possible transfer to the capital projects fund from any surplus the General Fund has at the end of the year. Management Services Director Kelley said this money will be used to fund any new capital purchases. Management Services Director Kelley said the capital projects funds will receive revenues of \$1,018,800. Management Services Director Kelley said expenses will increase by \$18,800 and the remaining will be reserved for next year's capital purchases. Management Services Director Kelley said they received rebates for the irrigation timers. Management Services Director Kelley said the water and sewer fund will increase by \$200,000. Management Services Director Kelley said the solid waste utility fund will increase revenues by \$200,000 for additional contract expenses. Management Services Director Kelley said the risk management funds will increase revenue by \$30,000. Management Services Director Kelley said they recommend public input and consider approval.

Councilmember Wilson motioned to enter a Public Hearing for Consideration of Resolution 25-15. Councilmember Jackson seconded the motion to enter a Public Hearing, all present members voted "Aye" and the body entered a Public Hearing.

Councilmember Scadden motioned to exit a Public Hearing for Consideration of Resolution 25-15. Councilmember Saxton seconded the motion to exit a Public Hearing, all present members voted "Aye" and the body entered a Public Hearing.

Mayor Dandoy asked for help understanding where the \$500,000 was coming from. Management Services Director Kelley said the sale of vehicles was like a revolving door in the budget. Mayor Dandoy said people were always asking why they were driving new F150s. Management Services Director Kelley said the market right now was so good that they can sell used vehicles for almost the same price that they bought them for. Management Services Director Kelley said this prevents the city from having to do maintenance on these vehicles. Management Services Director Kelley said this was all paying for itself. Mayor Dandoy said they get a really good discount from the state because they buy "fleet stock." Mayor Dandoy said parks and recreation and public works vehicles all benefit from this.

Councilmember Paul asked what the timeframe was for buying and selling these vehicles. Management Services Director Kelley said it's a revolving one year door.

Councilmember Jackson said she understands this way of operating and always advocates for buying cheap trucks that they can resell.

Councilmember Paul motioned to approve Resolution 25-15; A Resolution of the Roy City Council Approving Adjustments to the Fiscal Year 2025 Budget. Councilmember Jackson seconded the motion, a roll call vote was taken, all Councilmembers voted "Aye" and the motion passed.

PUBLIC HEARING –

- b. **Consideration of Resolution 25-16; A Resolution of the Roy City Council Approving Enterprise Fund Transfers.**

Management Services Director Kelley led this portion of the meeting. Management Services Director Kelley said this item was designed to account for how the Enterprise Funds were being used to cover administrative and overhead costs in the General Fund. Management Services Director Kelley said they would like public input on proposed transfers. Management Services Director Kelley said the General Fund, Information Technology Fund, and Risk Management Fund provide administrative, clerical, and maintenance support. Management Services Director Kelley said the City Manager, City Recorder, City Attorney, Legal and Risk Management Staff, Management Services Director, Accounting, Payroll, Human Resources, Utility Billing Staff, IT Professionals, and Equipment Operators. Management Services Director Kelley said these positions were split between the General Fund and Utility Enterprise Funds. Management Services Director Kelley said the money transferred from the utility enterprise funds were proportional to the amount of time these positions spend on the utility enterprise funds. Management Services Director Kelley said they do not transfer money not associated with utility operations. Management Services Director Kelley said the amount of proposed transfers for the FY2026 budget come in at \$1,246,427 from the water and sewer utility fund to cover administrative support for the General Fund, IT, and Risk Management Fund.

Management Services Director Kelley said \$178,286 from the stormwater fund will cover administrative support for the General Fund. Management Services Director Kelley said \$7,447 from the storm water utility fund will cover clerical and labor support for the water and sewer fund. Management Services Director Kelley said \$307,664 from the solid waste fund will cover administrative support from the General, IT, and Risk Management Funds. Management Services Director Kelley said \$19,525 from the solid waste utility fund will cover clerical and labor support from the water fund. Management Services Director Kelley said \$2,575 from the solid waste utility fund will cover labor provided by the storm water utility fund for the dumpster program. Management Services Director Kelley said the water and sewer utility fund will also transfer up to \$569,000 for the Gain Parcel of land which was purchased in 2011 by the water fund. Management Services Director Kelley said it was previously decided to sell this land for additional city development. Management Services Director Kelley said the land will stay in the water fund until sold and the gain will be transferred to the General Fund. Management Services Director Kelley said they recommend receiving public input on these transfers.

Councilmember Wilson motioned to enter a Public Hearing for Consideration of Resolution 25-16. Councilmember Scadden seconded the motion to enter a Public Hearing, all present members voted “Aye” and the body entered a Public Hearing.

Councilmember Scadden motioned to exit a Public Hearing for Consideration of Resolution 25-16. Councilmember Jackson seconded the motion to exit a Public Hearing, all present members voted “Aye” and the body entered a Public Hearing.

Councilmember Wilson had a question on the timing of the sell of land. Management Services Director Kelley said she wasn't sure on the timing, and they would make adjustments if the sale was pushed to a new fiscal year. Management Services Director Kelley reiterated that the ownership stays in the water fund.

Councilmember Scadden motioned to approve Resolution 25-16; A Resolution of the Roy City

Council Approving Enterprise Fund Transfers. Councilmember Wilson seconded the motion, a roll call vote was taken, all Councilmembers voted “Aye” and the motion passed.

PUBLIC HEARING –

- c. **Consideration of Resolution 25-17;** A Resolution of Roy City, Utah, Adopting the Tentative Budget for Roy City for the Fiscal Year from July 1, 2025 to June 30, 2026; and Providing that this Resolution Shall Take Effect Immediately Upon it’s Adoption and Deposit with the City Recorder.

Management Services Director Kelley led this portion of the meeting. Management Services Director Kelley was presented to the council on May 6 with a total General Fund budget of \$28,522,710. Management Services Director Kelley there was a budget worksession on June 3. Management Services Director Kelley said the truth in taxation hearing will take place in August and consider a possible increase in property tax revenue. Management Services Director Kelley said the budget on May 6 included a property tax increase of \$750,000 or 14.72% in the General Fund. Management Services Director Kelley said since this meeting they have determined an increase of \$450,000 or 8.77% was needed to balance the budget as proposed. Management Services Director Kelley said this increase would balance out to an increase of \$3.13 per month or \$37.54 per year on the average household. Management Services Director Kelley said the last work session featured a discussion on the need for wage adjustments.

Management Services Director Kelley said any increase above 8.77% could go towards implementing a salary survey. Management Services Director Kelley said each 1% increase will generate approximately \$51,000 in revenue. Management Services Director Kelley said this totals 36 cents per month or \$4.32 per year on the average household. Management Services Director Kelley said any changes can be added by resolution and made part of the tentative budget. Management Services Director Kelley said a final budget will be adopted after the truth in taxation hearing held August, 19, 2025, at 6pm. Management Services Director Kelley said a proposed tax rate must be submitted by Weber County by June 22. Management Services Director Kelley the amount of the increase will need to be added tonight. Management Services Director Kelley said the total can go less than the proposed increase but not more. Management Services Director Kelley said the water and sewer utility fund faces a 5% water increase or approximately \$1.26 per month increase was proposed due to the increase from Weber Basin Water. Management Services Director Kelley said a \$5 per month sewer increase was proposed, half due to the increase from North Davis Sewer and the other half from Roy’s own increased costs. Management Services Director Kelley said these rate increases will need to be approved tonight. Management Services Director Kelley recommended public input and approval. Management Services Director Kelley corrected the date of June 22 to June 22, 2025. Management Services Director Kelley said they were waiting from the certified tax rate from Weber County.

Mayor Dandoy thanked Management Services Director Kelley.

Mayor Dandoy said \$750,000 was the original deficit, though they have managed to knock this down to \$450,000. Mayor Dandoy said they will need to cut the budget or raise property taxes to balance the budget. Mayor Dandoy said the water rate will rise by \$15 per year. Mayor Dandoy said North Davis Sewer District was asking for \$2.50 to deal with line changes. Mayor Dandoy reminded the Council that they had a similar conversation last year. Mayor Dandoy said they were talking about at least a \$75 increase for residents. Mayor Dandoy said if they approve the budget tonight, they can still make changes as it was a tentative budget. Mayor Dandoy reminded the Council that they have until August 19 to approve the budget.

Councilmember Jackson motioned to enter a Public Hearing for Consideration of Resolution 25-17. Councilmember Wilson seconded the motion to enter a Public Hearing, all present members voted “Aye” and the body entered a Public Hearing.

Public Comments

Leon Wilson came forward and gave his address as 4302 S 2675 W. Mr. Wilson said he was tight with money. Mr. Wilson said it was human nature to be selfish and work to get the best deal. Mr. Wilson said residents pay \$1 a day for city services which were cheap. Mr. Wilson said they need more relief for citizens. Mr. Wilson then went on to discuss the Roy Fire department. Mr. Wilson said many firefighters have moved on to new jobs because of low pay. Mr. Wilson said his friend thinks turnover was a given, but investment in employees was key. Mr. Wilson said they can always accept turnover but 70% turnover in the fire department was not tenable. Mr. Wilson lastly said he was concerned with ground sold by the government used to fund yearly expenses. Mr. Wilson said short term solutions lead to long term problems. Mr. Wilson said this approach will only lead to more problems.

Councilmember Jackson echoed the points Mr. Wilson made. Mr. Wilson said they spend so much money to train people only for them to leave. Councilmember Jackson said she has talked to other communities and other firemen about what Roy pays. Councilmember Jackson said they do not pay enough or make it worth their while. Councilmember Jackson said Chief Williams will happily do what he needs to do to keep things going.

Councilmember Saxon said it was important that they did not arrive at the same place next year. Councilmember Saxon said they should be able to figure this out without a double increase in taxes. Councilmember Saxon said they should balance the budget on a single digit increase. Councilmember Saxon said he wondered who would stand up for this idea if he wasn't here. Councilmember Saxon said he feels they should publish the name and phone number of a person residents can have tax appointments with.

Councilmember Jackson praised Councilmember Wilson for her work on the budget. Councilmember Jackson said there were people out there willing to help with these tax issues. Councilmember Jackson said safety was a top priority for her.

Councilmember Scadden asked the Council what the median age is. Councilmember Scadden then told them the age was 33. Councilmember Scadden asked the Council what the median income is. Councilmember Scadden told the Council it was \$90,000.

Councilmember Jackson said these tax raises especially impact young people in Roy. Councilmember Jackson said there were 11,500 people under 18 in Roy.

Councilmember Scadden said you need to be older than 66 and the household income cannot be over \$42,623. Councilmember Scadden said there were 46 people in Roy who qualify for this. Councilmember Scadden said there were 505 disabled vets who also qualify for assistance.

Mayor Dandoy said it will cost \$1.1 Million dollars just to pay for salaries. Mayor Dandoy said this cost was consistent and there was nothing on the horizon to offset this. Mayor Dandoy said if they don't cut spending then they have no choice but to raise taxes.

Mayor Dandoy said it was frustrating how much they turnover in the government. Mayor Dandoy said this was because they do not pay the right people the right amount. Mayor Dandoy said organizations who understand this, do the best. Mayor Dandoy said \$150,000 of the \$1.1 Million was going to one person, and they need to consider that as well.

Mayor Dandoy said they have to go to the system that was broken, and Council were the only ones who can do this.

Mayor Dandoy said they spent \$1 Million dollars which will lead to higher connection fees and sewer costs. Mayor Dandoy said increased capacity might lead to rent increases.

City Manager Matt Andrews chimed in. City Manager Andrews said sewer used to go through central Weber off 1900 West. City Manager Andrews said Ogden was needing to redo this line and initial discussions put Roy on the line for \$6 Million dollars. City Manager Andrews said this led to a raise in fees of \$38 per household.

Mayor Dandoy expressed concern over the rate of these changes. Mayor Dandoy said there was nothing slowing these cost increases down. Mayor Dandoy asked the Council to consider looking at the root of the problems within their city policy. Mayor Dandoy said they pay 14% under what they should be paying their staff. Mayor Dandoy said they won't make any movement until they fix this issue. Mayor Dandoy said next year, the conversation on this issue will be worse. Mayor Dandoy said the document doesn't discuss tackling issues in public works or the fire department. Mayor Dandoy said he did not think they could fix the issue in this budget cycle but absolutely needed to during the next one.

Mayor Dandoy expressed worry over the park services which may experience cuts. Mayor Dandoy said they will have to make some hard decisions on cuts.

Councilmember Jackson said she hoped there would be some property taxes to help the problem. Councilmember Jackson said they also have some land to sell. Councilmember Jackson said she had some hope.

Mayor Dandoy said they lost 200 residents last year.

Councilmember Scadden broke down sales tax. Councilmember Scadden said sales tax revenue cut on food at groceries. Councilmember Scadden said they can only factor in property taxes into the budget because sales tax revenue was incredibly unreliable and inconsistent.

Mayor Dandoy said they will need to factor in \$75 per year on infrastructure costs. Mayor Dandoy said fees will take up a lot of space in the budget, and they have no real way of calculating this. Mayor Dandoy again stressed the fact that they will need to make some hard decisions. Mayor Dandoy said they need to moderate the strain they were putting on residents.

Mayor Dandoy said he has 197 days left of his term and then he was moving on.

Councilmember Wilson shared a moment in 2008 she fought against a tax increase. Councilmember Wilson said things were different now that she understands the details. Councilmember Wilson said it has taken several years for her to understand how tax percentages add up and impact the budget. Councilmember Wilson added that inflation changes everything.

Councilmember Wilson said they need to assess the kinds of services they provide. Councilmember Wilson said the impulse was to cut parks and recreation because it isn't as "necessary." Councilmember Wilson said the question was do they cut quality of services or services like parks and recreation. Councilmember Wilson said she felt Mayor Dandoy has provided some good solutions to consider.

Mayor Dandoy asked Management Services Director Kelley to repeat the increases. Management Services Director Kelley said \$450,000 or 8.7% or \$3.13 per month or \$37.54 per year. Mayor Dandoy said they should consider if they want this number or a higher number which was fixed.

Councilmember Wilson said the new total does not factor in wage increases. Councilmember Scadden said they need to reconsider their fee structure.

Councilmember Saxon asked how they were considering sales tax revenue. City Manager Andrews said they were not seeing many major increases. Mayor Dandoy said sales tax revenue was quite stagnant and increases in sales revenue drives people away more than it produces higher revenue. Mayor Dandoy said they need to lean less on sales tax.

Councilmember Jackson acknowledged that they were doing a lot of work with fewer staff. Mayor Dandoy circled back to how much they pay employees and how important it was to pay people enough to keep them on board.

Councilmember Scadden said he strongly supports addressing this. Mayor Dandoy said only system changes will impact the problem. Mayor Dandoy said they carry fund balances and he suggested pulling from those to help soften the burden on residents. Councilmember Wilson asked how using “one-time” money will actually help. Mayor Dandoy said it isn’t helpful to think of these as “one-time” expenditures.

Councilmember Wilson asked what amount of interest they might see in using these rates. Management Services Director Kelley explained that the interest was part of the revenues in the budget, so if you were using that money, you no longer receive the interest on it. Management Services Director Kelley said this would lead to decreased revenues and they have factored this in the budget. Mayor Dandoy echoed Management Services Director Kelley's answer and noted that they have accounted for these details. Mayor Dandoy said funds were used for emergencies and said this was an emergency.

Councilmember Paul asked if these emergency funds were for resources or people. Management Services Director Kelley said if they use it, they have to make it up next year.

Councilmember Wilson asked if using these funds will leave them unprepared for next year. Councilmember Scadden said he considers emergencies to be unforeseen disasters. Councilmember Scadden said the topline of compensation was where they should land.

Mayor Dandoy said 9% was on the table and gives them a balanced budget. Councilmember Jackson said 9% doesn’t help retain fire department staff or make up for the two people they lost. Mayor Dandoy said the fire chief wants to use the two missing salaries to bump up existing salaries. Mayor Dandoy said this was not reiterated in the budget and he has been arguing this whole meeting that salaries need to be more clearly defined and increased in the budget.

Management Services Director Kelley said there were not many employees in the Enterprise Fund and they can afford to raise these salaries. Management Services Director Kelley said they would have to give raises across the board.

Mayor Dandoy said he would like to fix the “bleeding” but ultimately they need systemic solutions.

Mayor Dandoy said they looked at each department and would like to know the numbers needed to fix this. City Manager Andrews said they will pay the piper if they pull from reserve funds. City Manager Andrews said they could work with up to 10%. City Manager Andrews said 14.6% would equalize things but was not feasible. Management Services Director Kelley said a 37% property tax increase would be

required under these percentage increases.

Management Services Director Kelley said an average of 10% would lead to an additional 26.6% increase on property taxes. Management Services Director Kelley said they can distribute this revenue equally or focus on specific departments.

Mayor Dandoy again asked for a number.

Councilmember Wilson said 28% would make up for half the wage increase and give the fire department some more flexibility. Councilmember Wilson said then they could use some of the other fund ideas. Mayor Dandoy asked if they wanted 28%. Councilmember Jackson said it is not what they wanted, but it was what they need. City Manager Andrews said 28% was the absolute ceiling.

Councilmember Wilson asked Councilmember Saxon what he thought.

Councilmember Saxon said he agreed with Mayor Dandoy on using funds. Councilmember Saxon said he was uncomfortable with 28%. Councilmember Jackson reminded Councilmember Saxon that this percentage point was the highest ceiling. Councilmember Jackson reiterated that they have until August to figure out the details.

Mayor Dandoy went through each Councilmember and asked them to give a number. They all agreed to 28% as a ceiling.

Councilmember Paul motioned to exit a Public Hearing for Consideration of Resolution 25-17. Councilmember Jackson seconded the motion to exit a Public Hearing, all present members voted “Aye” and the body entered a Public Hearing.

Councilmember Jackson motioned to approve Resolution 25-17; A Resolution of Roy City, Utah, Adopting the Tentative Budget for Roy City for the Fiscal Year from July 1, 2025 to June 30, 2026; and Providing that this Resolution Shall Take Effect Immediately Upon it’s Adoption and Deposit with the City Recorder and setting the maximum tax increase rate at 28%. Councilmember Scadden seconded the motion, a roll call vote was taken, Councilmember Saxton voted “Nay” and Councilmembers Saxton, Paul, Jackson, and Wilson voted “Aye” and the motion passed.

PUBLIC HEARING –

- d. **Consideration of Ordinance 25-8; An Ordinance of Roy City Enacting Compensation Increases for Specific City Officers.**

Management Services Director Kelley led this portion of the meeting. Management Services Director Kelley said there was a requirement of holding a public hearing on any compensation increases. Management Services Director Kelley said the increases were amenable to changes until the final budget was passed in August. Management Services Director Kelley said they recommend a public hearing and approval.

Councilmember Paul motioned to enter a Public Hearing for Consideration of Ordinance 25-8. Councilmember Wilson seconded the motion to enter a Public Hearing, all present members voted “Aye” and the body entered a Public Hearing.

Public Comments

Ty Chaston came forward and gave his address as 3751 W 5575 S. Mr. Chaston said he felt it was important people were compensated fairly but asked how this will impact taxes. Mr. Chaston said there were ways to solve this issue but the Council isn't doing anything about it.

Councilmember Scadden motioned to exit a Public Hearing for Consideration of Ordinance 25-8. Councilmember Saxton seconded the motion to exit a Public Hearing, all present members voted "Aye" and the body entered a Public Hearing.

Councilmember Wilson said she agreed with Mr. Chaston's stance. Councilmember Saxton also agreed.

Mayor Dandoy said as someone who has been in office longer than those present, he wanted to put into perspective how much they pay their employees versus others. Mayor Dandoy said they offer some of the lowest wages in the county. Mayor Dandoy said he was appreciative of the Council's perspective but asked they consider that no one has rejected a wage increase. Mayor Dandoy said they were undermining the credibility of the office when they deny wage increases.

Mayor Dandoy asked if they were open to removing the 2.5% COLA increase. The Council all said yes.

Mayor Dandoy said the current pay does not come close to compensating fairly. Mayor Dandoy said the Mayor and City Council can be removed from the COLA. The Council agreed with this.

Councilmember Wilson motioned to approve Ordinance 25-8; An Ordinance of Roy City Enacting Compensation Increases for Specific City Officers while removing the 2.5% COLA increase specific to the Mayor and Council wages. Councilmember Saxton seconded the motion, a roll call vote was taken, all Councilmember voted "Aye" and the motion passed.

1. **Consideration of Resolution 25-18;** A Resolution of the Roy City Council Adopting an Interlocal Agreement between West Haven and Roy City Relating to the Roy Hillside Senior Center.

City Managers Andrews led this portion of the meeting. City Managers Andrews said a previous agreement was contingent on an interlocking agreement between West Haven and Roy City.

Councilmember Jackson expressed gratitude at the help from West Haven in keeping their senior center open.

Councilmember Jackson motioned to approve Resolution 25-18; A Resolution of the Roy City Council Adopting an Interlocal Agreement between West Haven and Roy City Relating to the Roy Hillside Senior Center. **Councilmember Wilson seconded the motion, a roll call vote was taken, all Councilmembers voted "Aye" and the motion passed.**

2. **Consideration of Resolution 25-19;** A Resolution of the Roy City Council Adopting an Interlocal Agreement between Hooper City and Roy City Relating to the Roy Hillside Senior Center.

City Managers Andrews said this item was the same as the previous resolution but with involvement from Hooper City.

Councilmember Paul motioned to approve Resolution 25-19; A Resolution of the Roy City Council Adopting an Interlocal Agreement between Hooper City and Roy City Relating to the Roy Hillside Senior Center. **Councilmember Scadden seconded the motion, a roll call vote was taken, all Councilmembers voted “Aye” and the motion passed.**

- 3. Consideration of Ordinance 25-9;** consider amendments to Title 10 – Zoning Ordinance; Amending Chapter 6 Establishment of Zoning Districts § 1 Zoning Districts adding R-5 to the High-Density Residential Districts; Amending Chapter 10 – General Property Development Standards § 24 - Tables of Lot and Setback Requirements for Primary Buildings, table 10-1 Minimum Lot and Setback Requirements for Primary Buildings, amending number of allowed units/acre, adding standards for a R-5 zone.

City Planner Steve Parkinson led this portion of the meeting. City Planner Parkinson began by passing out a map of the current R4 zones. City Planner Parkinson said this map should help answer the question about why these zones have the density they do. City Planner Parkinson said the current adopted zoning plan began in 2005. City Planner Parkinson said both were currently 12 units an acre and they have looked at other cities to compare. City Planner Parkinson said some R4 zones allow for 18 units an acre. City Planner Parkinson said there were 23 aspects of the code and 7 key points of these 23. City Planner Parkinson said they could reduce the items to four which could help with UDOT compliance.

City Planner Parkinson said having a zone which holds over 20 (and no more than 25) units an acre could be appealing to different applicants and the state. City Planner Parkinson said there were no current R5 zones but changing the parameters can help the process down the line.

Mayor Dandoy appreciated the clarification on the lack of R5 zones presently. Mayor Dandoy said 25 units per acre would be the absolute max then clarified that the units wouldn't be over 35 feet. City Planner Parkinson said the packet includes an aerial of what these apartments would look like and said it was possible to keep them at 35 feet.

Councilmember Wilson said they just rezoned some property to R4 and said this was a difficult rezone. Councilmember Wilson asked if these zones will be grandfathered in to help the transition. Councilmember Wilson said she was getting feedback that the Council was not being transparent. Councilmember Wilson said residents relying on 12 units per acre were suspicious of the zone changes which allow 18 units per acre. Councilmember Wilson said this was a pretty significant change. Councilmember Wilson stressed that she was pleased with the idea of zoning for higher density. Councilmember Wilson said 25 units was not ideal but 20 was ideal for R5 zoning. Councilmember Wilson said R4 zoning should stay at 12 units per acre.

City Manager Andrews clarified that Councilmember Wilson supported moving R5 to 25. Councilmember Wilson said yes.

City Manager Andrews said three of the properties in discussion were currently empty lots. City Manager Andrews said he was happy with filling these lots with a happy medium's worth of units.

Mayor Dandoy recapped the discussion. Mayor Dandoy said it sounds like they would like a few adjustments on the numbers as proposed. Mayor Dandoy said it seems people want to keep R4 at 12 units

per acre and have R5 at 20.

Councilmember Jackson clarified the square footage of these units. Mayor Dandoy said single-family and R4 will go to 5000 square feet while two-family will go to 6000 square feet. Mayor Dandoy said the other adjustments will be made after planning.

Councilmember Wilson motioned to approve Ordinance 25-9; consider amendments to Title 10 – Zoning Ordinance; Amending Chapter 6 Establishment of Zoning Districts § 1 Zoning Districts adding R-5 to the High-Density Residential Districts; Amending Chapter 10 – General Property Development Standards § 24 - Tables of Lot and Setback Requirements for Primary Buildings, table 10-1 Minimum Lot and Setback Requirements for Primary Buildings, amending number of allowed units/acre, adding standards for a R-5 zone. Councilmember Jackson seconded the motion, a roll call vote was taken, all Councilmembers voted “Aye” and the motion passed.

- 4. Consideration of Ordinance 25-10; To consider a request to amend the General Plan (Future Land Use Map) from Single-Family Residential to Multi-Family Residential, for properties located at 2349 West 6000 South & 2365 West 6000 South.**

City Planner Parkinson led this portion of the meeting. City Planner Parkinson clarified that these were two parcels by 6000 South. City Planner Parkinson said the applicant was requesting a rezone for 6000 South.

Mayor Dandoy asked if this area would be part of Chapter 13. City Planner Parkinson said yes. Mayor Dandoy said everything within Chapter 13 was included within their ordinance. Mayor Dandoy said this parcel was technically outside of the stationary plan. City Planner Parkinson said the urban corridor was considered part of Chapter 13 and the stationary plan.

Taylor [02:56:20] came forward to clarify. Taylor said there might have been a miscommunication. Taylor said they assumed R4 zoning would expand to 18. Taylor said with the decision just made, he would now prefer they change the zone to an R5 zone.

City Planner Parkinson said they would have to go through the process again. Councilmember Wilson asked if they could table this item. City Planner Parkinson said this could be worked out quickly. City Planner Parkinson said single-family and multi-family units don't attach themselves to zones - just units.

Mayor Dandoy suggested letting them come back with new development agreements. Mayor Dandoy said Roy City was asked to accommodate a sewer line cut through a development when he was a member of the City Council. Mayor Dandoy said, at the time, he asked if the lines could handle this. Mayor Dandoy said he was asking the same question now - can the parcel handle the shift? Mayor Dandoy said in the past, they reassessed and determined the area did have the capacity for a changing sewer line. Mayor Dandoy asked if the rise in units was feasible in this area. Taylor said he believes the line can handle it with help from other lines.

Mayor Dandoy asked the Council what they would like to do. Mayor Dandoy said tabling the item may be ideal. Councilmember Wilson said she would like to table the item until they have more details.

Councilmember Scadden motioned to table Ordinance 25-10; To consider a request to amend the General Plan (Future Land Use Map) from Single-Family Residential to Multi-Family Residential, for properties located at 2349 West 6000 South & 2365 West 6000

South. Councilmember Jackson seconded the motion, all present members voted “Aye” and Ordinance 25-10 was tabled.

5. **Consideration of Ordinance 25-11;** To consider a request to amend the Zoning Map from RE-20 (Residential Estates) to R-4 (Multi-Family Residential) or S-S (Station South), for properties located at 2349 West 6000 South & 2365 West 6000 South.

Because this item was related the previous, it was also tabled.

Councilmember Scadden motioned to table Ordinance 25-11; To consider a request to amend the Zoning Map from RE-20 (Residential Estates) to R-4 (Multi-Family Residential) or S-S (Station South), for properties located at 2349 West 6000 South & 2365 West 6000 South. Councilmember Paul seconded the motion, all present members voted “Aye” and Ordinance 25-11 was tabled.

6. **Consideration of Ordinance 25-12;** Consider a Development Agreement with SummaTerra regarding a potential project located at 3443 West 5200 South (Parcel Number 09-577-0002 & 09-577-0003), to reduce the amount of required Commercial space on the main floor to 3,000 sq.-ft. and allow up to four (4) stories (approximately 44’ to 48’).

City Planner Parkinson led this portion of the meeting. City Planner Parkinson said the applicant was present for questions. City Planner Parkinson said the issue with this plan was its distance from other commercial areas. City Planner Parkinson said the applicant was trying to include some residential spaces on the parcel in addition to commercial spaces.

The applicant came forward and gave his name and address. The applicant identified himself as Mike Watson and gave his address as 79 West 9000 North. Mr. Watson expressed excitement at being present at the meeting. Mr. Watson said he has done some development projects in Ogden. Mr. Watson said he doesn’t feel this parcel was a strong commercial area. Mr. Watson said the goal was to minimize traffic and have the best of both worlds. Mr. Watson said they would like to offer some commercial retail space in this area. Mr. Watson said the current code forces them to have two separate buildings for what they plan on doing. Mr. Watson said this causes a strain on parking and layout. Mr. Watson said they can keep commercial and residential spaces on the same parcel and still minimize traffic. Mr. Watson said they were looking to change things to help with sizing and pricing as well.

Councilmember Wilson clarified that he wants one building changed. Mr. Watson said no, they want to collapse two buildings in the area into one. Councilmember Wilson said this would make the square footage around 22,000 square feet. Mr. Watson said his estimates put the square footage around 20,000 to 25,000. Councilmember Wilson asked how he decided that 3,000 square feet of commercial space was feasible. Mr. Watson said this was a square footage based on the financial feasibility of the project - especially if the space sits empty for a few years.

Mayor Dandoy said the fact that Mr. Watson proposed that having the space next to a clinic does impact the feasibility of the project.

Mr. Watson said having less commercial space doubles the space for residents.

Councilmember Wilson asked about the 300 foot parking requirement. Mr. Watson said this was not feasible because of the lack of traffic which comes through the parcel.

Councilmember Scadden motioned to approve Ordinance 25-12; Consider a Development

Agreement with SummaTerra regarding a potential project located at 3443 West 5200 South (Parcel Number 09-577-0002 & 09-577-0003), to reduce the amount of required Commercial space on the main floor to 3,000 sq.-ft. and allow up to four (4) stories (approximately 44' to 48'). Councilmember Jackson seconded the motion. A roll call vote was taken, all present members voted "Aye" and the motion passed.

7. Consideration of Ordinance 25-13; Adopting a Consolidated Fee Schedule for Roy City Services; and Providing an Effective Date.

City Attorney Matt Wilson led this portion of the meeting. City Attorney Wilson presented the already adopted consolidated fee schedule. City Attorney Wilson said he needed to correct one detail on page four. City Attorney Wilson said he needed to strike the phrase "working without a permit." City Attorney Wilson said everything has already been adopted and the item just moves all the information to one place.

Councilmember Jackson said she was looking forward to charging these fees. Councilmember Wilson asked about a street excavation. City Attorney Wilson said they have certain procedures to follow when they vacate a street. City Manager Andrews gave an example of the evacuation of 1900 West and 52000 South.

Councilmember Scadden motioned to approve Ordinance 25-13; Adopting a Consolidated Fee Schedule for Roy City Services; and Providing an Effective Date while striking the previously removed fine for working without a permit under the Community Development Fee Schedule. Councilmember Jackson seconded the motion. A roll call vote was taken, all present members voted "Aye" and the motion passed.

G. Discussion Item

1. Reconsideration of Ordinance 25-2.

Mayor Dandoy walked the Council through Ordinance 25-2. Mayor Dandoy said they were reconsidering an ordinance already passed. Mayor Dandoy said they normally go through the Planning Commission but the City Council was allowed to reconsider on their own without going through the PC. Mayor Dandoy said a 12 story building was a big topic of conversation along the East side of town around Riverdale Road. Mayor Dandoy said the ordinance considered this to be part of the East Downtown of Roy. Mayor Dandoy said the discussion was over designating building height by stories or feet. Mayor Dandoy said they originally decided on feet but have recently decided to consider measuring by stories. Mayor Dandoy said 10 stories may be more acceptable. Mayor Dandoy said residents have been challenging the decision making on this ordinance. Mayor Dandoy said the Council previously put a referendum on the issue. Mayor Dandoy said they received a report that 576 people felt that 10 stories was too high. Mayor Dandoy said if 576 people came into this room, it would leave an impression. Mayor Dandoy said he does not want these people to feel like they were not being listened to. Mayor Dandoy asked the Council if they would like to reconsider and give a new recommendation. Mayor Dandoy said they would change the limit to six or eight stories. Mayor Dandoy said a potential developer could still request a higher story.

Mayor Dandoy said they were concerned after seeing what happened in Clearfield. Mayor Dandoy asked for comments and said this was simply a discussion.

Councilmember Wilson said they can barely get 400 people to fill out a survey. Councilmember Wilson

said they need to consider what these residents were saying. Councilmember Wilson said this would be a miss if they ignored these concerns.

Councilmember Scadden said the closest class A complex was Farmington Station. Councilmember Scadden said this was the ideal. Councilmember Scadden said the likely outcome of these buildings was refurbishment. Councilmember Scadden expressed frustration given how exhaustive the process of approving the original ordinance was and how many checks and balances someone would have to go through to have a 10 story building approved. Councilmember Scadden said he doubts a 10 story building would survive a formal process unless it was something truly extraordinary.

Councilmember Scadden said residents were also required to be notified. Councilmember Scadden said the purpose of the formal process was to lay down a foundation even if they later accept a development agreement. Councilmember Scadden said he generally opposes development agreements but he doubted a 10 story development could survive all the formal checks and balances.

Mayor Dandoy said there were limited areas for a nicer restaurant or hotel in a 10 story building. Mayor Dandoy said nothing in the provision said anything can be proposed as long as it conforms with Chapter 13. Mayor Dandoy said 576 people do not like the idea of a 10 story building, and they need to consider if this requires an ordinance change.

Councilmember Wilson said they could consider sending out a survey for further input.

Mayor Dandoy said they have a series of choices with this discussion including small adjustments or further discussion pending a survey.

Councilmember Paul said she would like to leave it as was right now. Councilmember Wilson said they could make small changes without totally undoing the entire ordinance. City Manager Andrews said this would be amending instead of rescinding.

Councilmember Saxon chimed in and said he lives in this south east corner pocket of the city. Councilmember Saxon said a 10 story building in this area will choke the traffic of this area. Councilmember Saxon said there was already awful traffic backup.

Councilmember Scadden said the mandatory parking for the units will also complicate things. Councilmember Jackson said nothing was planned for 10 stories and she will probably be dead before such a building was proposed. Councilmember Jackson said nothing should be 10 stories right next to 1900.

Mayor Dandoy asked if Councilmember Saxon would be open to a survey.

Councilmember Wilson said revisiting the issue presents a happy medium. Mayor Dandoy reminded the Council that everything stays as written unless they choose to change it.

H. City Manager & Council Report

City Manager Andrews said 6000 South's roundabout was closed for 60 days. City Manager Andrews said the railroad crossing will be closed for repairs from June 30th to July 1st. City Manager Andrews said residents will have to go through the Sunset route. City Manager Andrews said concern in the park would be this Thursday at 7pm. City Manager Andrews said Utah Transportation Commission would be present on June 26th and 27th from 10:30 to 2:30 pm and 8:30am to noon respectively. City Manager Andrews reiterated that the truth in taxation meeting will be held on August 19th. City Manager Andrews

said the meeting time needs to be changed to 6pm.

Councilmember Paul praised the pool lifeguards for all their hard work.

I. Adjournment

Councilmember Scadden motioned to adjourn the meeting, Councilmember Jackson seconded the motion, all present Councilmembers voted “Aye” and the meeting adjourned at 9:22 p.m.

Robert Dandoy
Mayor

Attest:

Brittany Fowers
City Recorder

dc: