



ROY CITY
Roy City Council Meeting Minutes
August 5, 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 August 5, 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 Paul
Councilmember Saxton
Councilmember Scadden
Councilmember Wilson
Councilmember Jackson

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

Excused:

Also present were: Management Services Director, Amber Kelley; Police Captain, Armando Perez; Fire Chief, Theron Williams; Public Works Director, Brandon Edwards; Parks and Recreation Director, Michelle Howard; CED Director, Brody Flint;

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 Sophie Paul invited the audience to observe a moment of silence.

C. Pledge of Allegiance

Councilmember Sophie Paul led the audience to recite the Pledge of Allegiance.

D. Consent Items

1. Surplus Vehicles – see attached list

Councilmember Wilson commented that it was very helpful for their budget to make extra revenue from the sale of surplus vehicles. Councilmember Scadden agreed.

Councilmember Jackson motioned to approve the consent items as listed. Councilmember Wilson second the motion, all present members voted “Aye” and the motion carried.

E. Public Comments

Mayor Dandoy opened the floor for public comments.

Leon Wilson referenced the parable of the golden goose to illustrate his opinion that Roy City not use its Rainy Day fund as a lump sum, but rather, invest in it so that they could get consistent revenue for years to come. Mr. Wilson urged the Council to not use the sale of land to cover costs for one year, as this would result in the need for an even higher tax increase next year.

David Young reported that “Weezie” had greatly enjoyed the Roy Days and had loved serving as the Grand Marshal in the parade.

Katie Murdock asked that speed humps be added to the neighborhood to the south of the RailRunner development. She said she was a neighbor of the new development and she wanted to ensure that her neighborhood did not bear the brunt of increased traffic and speeding issues. She also asked that a traffic study be conducted after Phase II of the development was completed.

Bryce Gregory expressed his opposition to speed humps. He worried that speed humps would make the street seem like a major thoroughway, rather than a sleepy side street and felt that speed humps would actually exacerbate the issue.

Ben Stevenson thanked the Council for the time and resources they had spent looking into the traffic problems with the RailRunner development. He said that he appreciated the need for more housing in Roy and said that although he was not opposed to more development, he worried that the RailRunner development was moving forward too aggressively without looking into the repercussions that it would cause for the surrounding neighbors. He expressed worry about the safety of his children playing outside given the increased traffic that would result from the new development. He asked the Council to pause future phases of the townhomes before they had investigated the impact that the development would have on the existing neighborhoods in the area.

Melissa expressed that she was unhappy with how Roy City was being run. She said that she had lived in the City for over 20 years, and was displeased to see how many housing developments were being brought into Roy City. She stated that more businesses needed to be brought into Roy City, rather than just housing. She said that businesses would attract people to Roy City. She discussed the unaffordability of Roy City and shared that her adult child, who had grown up in the area, was unable to purchase a home in Roy.

Brian Mcmillian shared an email from the Mayor that he had received in regards to the RailRunner development. He reported that the Mayor had written his personal opinion that the people who lived nearby to the RailRunner development were not worried about increased traffic and the threat to children’s safety; they just did not want more people living in their area. Mr. McMillan said that the Mayor was wrong in his opinion, and said he and his neighbors were not opposed to new development, but they felt the planning of the development had been poorly thought out. He also said that while he expected new development, he did not anticipate that it would be such a high density project. He expressed there were real problems with street access that would put pressures on traffic and also make it difficult for emergency vehicles could reach the area. He said the volume of the proposed development was too big to be sustainable and emphasized that the safety concerns he and his neighbors had expressed were sincere. He asked that no new permits be issued to the development until all the units in the townhomes were occupied and a traffic study was completed.

Dennis Brown spoke about the City budget. He understood that the Rainy Day fund was required to maintain a certain balance at all times, and he reported the current Rainy Day fund had about \$4 Million. Mr. Brown proposed that a portion of the Rainy Day fund be utilized to offset the burden on residents that would come from raising property taxes. He said that the current balance was higher

than it needed to be by law, so Roy City could afford to take a portion out of the fund and still be in compliance. He also asked if Roy City could sell some of their police vehicles, and he noted that it seemed there were many police cars that sat unused.

Robert Hodges asked what the revenue that the City collected was being used for. He wanted to know if there was a specific purpose for the funds.

Blaine Esplin reported that he had a friend who, although he grew up in Roy City, had moved out of the City and bought a home in Ogden because he did not like the housing market in Roy and was unhappy with the way that the City was developing. He spoke against the proposed RailRunner development and said the density of that project was concerning given the limited access. He said the City needed to resolve the access issue, and he said that the concerns he and his neighbors were expressing about traffic were reasonable and genuine. He called for a pause on the building and advocated for a traffic study to be done. He said he was in favor of speed bumps or other speed calming measures.

Dave Becket said he had voted for each of the Councilmembers, but was disappointed about how development had evolved in recent years. He said the high number of rentals in Roy City had become a problem and said there were many properties in the City that were not well-maintained. He suggested that homeowners who did not take care of their properties be fined. Mr. Beckett also spoke about the payscale in Roy City, and said that employees should undergo evaluations to ensure that their job performance matched the amount that they were paid. He agreed that police and firefighters were greatly needed in the City, though there were some other City employees whose job functions he did not think were necessary. He referenced that four members of the Roy City police force had embarrassed the City at a conference in May, and he suggested that since the conference they attended was paid for by taxpayers, those police members should reimburse the taxpayers.

Diana Esplin expressed concerns about the RailRunner project. She asked why the Council was refusing to recognize the problems with this development. She said that each townhome had a two-car garage, which would yield a high volume of traffic on the roads. She pointed out that although the station was nearby, people would still use their cars to get to the grocery store and other errands. She also noted there was not enough parking included for guests, and she worried that guest parking would spill over onto the roads. She stated that she was not opposed to new neighbors, but said there needed to be signage, speed humps, and other mechanisms to ensure that the roads remained safe. She asked why the Council was not acknowledging the problems with the new development and asked them to have integrity and be willing to rethink the plan.

Amanda Esplin said that as a young adult, she had lived in high density housing and understood the need for it. However, she stated that there were many problems with the RailRunner development and called for a traffic study to be completed and the development be paused before safety mechanisms like speed humps be put in place. She outlined the traffic problems that would result from this development if they moved forward with Phase III unchecked. Ms. Esplin said that she would not want to live in a development that did not have enough parking and said that the townhome residents would end up parking in her neighborhood. She asked the Council and Mayor not to gaslight the residents about the validity of their concerns.

Mayor Dandoy thanked the residents for their comments and discussed that public comments were important, even when there was a difference of opinion. He said it was important for the City's function to have public comments, and he clarified that public comment periods were not required by State law, although he felt it was important to include.

Mayor Dandoy closed the floor for public comment.

F. Action Items

PUBLIC HEARING

- a. **Consideration of Resolution 25-23;** Consider amendments to the Roy city Annexation Policy Plan to include an area North of the Railroad Track which are North of Hinckley Drive and East of 1900 West comprising of 25.07 areas (1,092,049.2 sq ft) at approximately 1811 West 3300 South.

CED Manager Flint outlined this item. He first clarified that the resolution that evening would not annex any territory into Roy City. He provided a short history of this item and explained that the landowner had approached Roy City, as well as other cities, about possible annexation. CED Manager Flint clarified that the resolution that evening would only amend their annexation policy plan. He also commented that there were some issues that the landowner would have to look into if they wanted to be annexed into the City.

Councilmember Wilson asked for clarification on the acreage, noting there was a discrepancy in the packet. CED Manager Flint acknowledged her comment and said there was an error in the packet that he would fix.

Councilmember Scadden motioned to enter a Public Hearing. Councilmember Saxton seconded the motion. All present members voted “Aye” and the body entered a Public Hearing.

Mayor Dandoy asked for a motion to go into a public hearing. Councilmember Scadden made a motion; Councilmember Saxton seconded.

Kevin Homer thought this resolution was a good idea and he felt the land in question would be a good fit for Roy City. Mr. Homer noted that the Ogden City Director believed that Roy City was not allowed to annex the land and said it would be interesting to see how that played out.

Janel Hulbert voiced her support of the resolution. She thought this option would be beneficial both for the landowner and for the City, despite the challenges that had been brought up by CED Manager Flint.

Ty Chasteon agreed this land would be great for Roy City, although he said it would be very difficult for Roy City to acquire the land legally because Ogden currently had it included in their annexation plan. He also pointed out that the utilities made it difficult for Roy City to annex it.

Alexis Jackson agreed with all that had been said so far and said it would be great for Roy City to be in the running to acquire the land. She said it was a good opportunity to think about using the land for commercial purposes.

Jason Spahr said he was in support of acquiring the land, despite the claims that Ogden had laid to it.

Barton Briarley, Planning Director of Ogden City, discussed that Ogden and Roy City had worked together in the past and he hoped that would continue. Mr. Briarley felt it was more appropriate for Ogden to take the lead on developing the property and said Ogden was better positioned to annex the land. He noted that Ogden provided utilities and road access to the land. He further stated that per State law, Roy City was required to have a written resolution from Ogden City, which they did not have since Ogden opposed the annexation. Mr. Briarley said that even though Roy City should not annex the land,

they will still benefit from a commercial development.

Dave Becket said he was in favor of annexation, but only if it was zoned industrial or commercial rather than residential. He said the land provided a good opportunity for growth. He also questioned if the land was worth the conflict that would arise with Ogden City if Roy City attempted to annex it.

Anna Grath supported the resolution. She said Roy City had very little land left and thought it would be good for the City to throw their hat in the ring.

Melissa said she was in favor of annexation only if it was used for commercial, not residential.

Councilmember Saxton motioned to exit a Public Hearing. Councilmember Jackson seconded the motion. All present members voted “Aye” and the body exited the Public Hearing.

Mayor Dandoy confirmed that Roy City had been approached by the property owner with this annexation request; the City had not initiated this proposal.

Councilmember Jackson noted that the developer would pay for the utilities, so this annexation would not cost Roy City anything. Councilmember Wilson said she believed in property owner’s rights and supported letting the property owner decide what City they wanted to annex into. Councilmember Scadden reminded the audience that the proposal tonight would only give the landowner the option to annex; it was not a resolution to actually annex the land.

Mayor Dandoy reported that County representatives had told him the County was not in support of annexing the land into Roy City, nor was Ogden. He said the Council needed to balance the desires of the property owner with the County’s wishes, as well as those of both Ogden and Roy City.

Councilmember Saxton said all they were doing was giving the property owner the right to be considered by Roy City and thought it would be a mistake if Roy City did not at least give the property owner due consideration. Councilmembers Jackson and Scadden agreed that they felt it was appropriate to present the option to the landowner.

Councilmember Scadden motioned to approve Resolution 25-23; Consider amendments to the Roy city Annexation Policy Plan to include an area North of the Railroad Track which are North of Hinckley Drive and East of 1900 West comprising of 25.07 areas (1,092,049.2 sq ft) at approximately 1811 West 3300 South. Councilmember Wilson seconded the motion, a roll call vote was taken, all present Councilmembers voted “Aye” and the motion passed.

G. Discussion Item

1. My Hometown Initiative – Councilmember Wilson

Councilmember Wilson discussed the My Hometown Initiative. She said this was a community-driven opportunity to revitalize some areas of Roy City. She provided some background on the movement and noted some cities who already participated in the initiative. Councilmember Wilson reported that the initiative had positive benefits to those cities and she listed the core tenants of the initiative as city beautification, community collaboration and housing improvement, elevating education, and promoting safety and wellbeing. She detailed that the initiative included weekly classes and days of service, and emphasized that community participation was a key feature of the initiative. She stated that cities who participated in the initiative had seen reductions in crime and homelessness.

Councilmember Wilson went over some logistics of the program, including insurance that the City would need to provide in the event of a major incident. She said the City needed to consider if it was worth it to them to get involved in the initiative. Councilmember Wilson shared that Layton had just started the initiative, and said that Roy City Councilmembers had been invited to Ogden's next day of service so they could get a better sense of the initiative and determine if they wanted to get involved. She said that if the Council determined they were interested, they would not be able to start until 2026.

Councilmember Jackson shared that one of her family members had participated in a day of service in another city and had found the experience to be very rewarding. She said that Roy City had been voted the most beautiful city back in the 1960s, but that was no longer the case since many people could no longer afford to maintain their homes and yards. She thought it would be great to invest in their neighborhoods and improve the appearance of the homes. She also clarified that this initiative was not run by or affiliated with LDS; it was a multi-faceted volunteer organization. Councilmember Jackson expressed she planned to attend Ogden's day of service. She also noted that at the day of service her son had participated in, the participants had brought their own supplies and some supplies were sponsored by Home Depot and Lowes. She imagined that developers in Roy City would be willing to sponsor supplies as well.

Councilmember Scadden said he was in favor of this idea and thought it was a good way to help those who were unable to maintain their own lawns and properties.

Councilmember Wilson said that beautification was a concern in Roy City, and discussed that they could address the problem through Code enforcement, which tended to generate frustration among property owners, or through programs like this one which generated goodwill from residents.

Councilmember Jackson said the Code Enforcement Officer in Roy worked very hard, and usually gave people the benefit of the doubt, especially if they had medical issues that inhibited them from maintaining their properties.

Mayor Dandoy noted that Code enforcement was triggered by a complaint, which was an imperfect system. He said there were many homes and commercial properties in Roy City that were not in compliance, but no one complained about them and so Code Enforcement officers were unaware. He said that Roy City only had one officer, and the Council could consider funding another officer position, as CED Manager Flint had called for in the past. Councilmember Wilson said Roy City did not have the funds to create a new position at this time, but that was certainly something they could plan on doing in the future.

Mayor Dandoy summarized that the initiative seemed like a great thing for Roy, but reminded the Council that it would not come free and so they needed to learn more about the program to ensure it was a worthwhile use of money. He said there would be administrative requirements and Public Works requirements, which needed to be factored in as well.

Councilmember Wilson said she would get in touch with a representative of the program who could come give a presentation to the City Council. She said they could get more information before they moved forward with a final decision.

Councilmember Wilson asked the Councilmembers to indicate if they planned to attend the upcoming day of service on the 16th. City Attorney Wilson clarified that only two Councilmembers could attend the day of service at the same time, since if there were three or more Councilmembers present at the same time it would constitute a meeting, which needed to be public.

2. Rail Runner Speed Hump(s) – Councilmember Scadden

Councilmember Scadden thanked the members of the public for their feedback on this item. He stated that he had misunderstood what kind of traffic calming devices the Council was allowed to install and said that they were not permitted to put in a stop sign, though speed humps were allowed.

Councilmember Scadden felt that speed humps would be a good first step in controlling speeding before an official traffic study could be done. He asked the Council if they wanted to pursue the option of speed humps and if they would be in favor of asking Public Works to determine where speed humps should be located on that road.

Councilmember Wilson asked if there was baseline criteria that they had about for speed humps, and if this measure was typically something that was done preemptively. Councilmember Scadden said there was no prescriptive measure to determine when and where speed humps should be installed and said in the future it would be helpful to create a standard methodology to figure out when speed humps should be added. Councilmember Scadden noted that there was only one other location in Roy City that had speed humps. Councilmember Jackson and Councilmember Scadden clarified where the speed humps were proposed to be located. Councilmember Scadden said he would leave it to the discretion of Public Works to decide the best location for the humps.

Councilmember Saxton asked if the speed humps posed a problem for snow removal. Public Works Director Edwards replied that although they were not ideal since they were hard on the snow removal equipment, his team was able to work around the speed humps that were located elsewhere in the City. Councilmember Saxton asked if other calming devices would be a better option and Public Works Director Edwards said he was in favor of radar signs, since those provided the City with feedback about how many people were actually speeding. Councilmember Scadden said he was not opposed to considering other options. Public Works Director Edwards said radar signs cost \$4,000 and said he had the budget to add them. Councilmember Jackson said she found radar signs to be effective.

Mayor Dandoy said they needed to find the baseline for the speeding problem. He said it would be costly for the City to accumulate data, and felt the radar signs would be a more cost-effective way to get more information about the amount of cars that went down that road and how many of them were speeding. He said the City could use that data to determine which times of day a police officer should be posted in that area. Mayor Dandoy added it was important to get the support of the residents in the neighborhood before they installed a calming device as well. He reported that according to the Federal Highway Administration, the addition of a calming measure could reduce speeding by 18%. He agreed that 4800 was very congested and said that he personally would not use that road, but he urged the Council to not make a decision without the data to back up the claim that traffic calming measures were needed on the road.

Councilmember Jackson asked the timeline for acquiring radar signs. Public Works Director Edwards replied that he had some signs already on hand. Councilmember Jackson confirmed that the money for those signs came out of their Class C road funds, not their General Fund so it would not impact their overall budget. Public Works Director Edwards said speed humps were about \$2,000 each, which would also come out of the Class C road fund. Councilmember Scadden thought they should put the radar signs in immediately, and then wait to gather more information before they added the speed humps.

Mayor Dandoy said the Council had the authority to make this decision. He reminded them if they wanted to install the speed humps, they would need to do so quickly before the weather made installation difficult. Mayor Dandoy again urged the Council to make sure all their choices were data-informed. He commented that speed humps were intrusive and not everyone would like them, so if the Council wanted

to move forward with speed humps they should create a policy for them and also get the majority approval of the neighbors for their installation.

Councilmember Jackson asked if there was a waiting period once speed humps were added. Public Works Director Edwards said people could drive over them an hour after installation.

Mayor Dandoy noted that speed humps also slowed the response time for emergency vehicles, as all vehicles needed to slow down for the humps. Fire Chief Williams said he was more concerned about the safety of drivers and said that his vehicles were still well within an appropriate response time, so any delay created by the speed humps would not be detrimental.

Councilmember Jackson said she was in favor of installing radar signs right away and one or two speed humps. Councilmembers Wilson and Scadden agreed that radar signs should be installed but felt they should wait to install speed humps before they had more data. Councilmember Jackson noted that school was starting soon, so she wanted to make sure the road was safe by then. Councilmember Saxton asked how much data they should collect before they made a decision about the speed humps. Councilmember Wilson said they needed to compare the data between the summer to the school year, so she suggested around two or three months. Councilmember Scadden agreed with Councilmember Wilson. Councilmember Saxton did not want to make people wait for speed humps if that was what they were asking for. Councilmember Scadden noted they could not install speed humps in the townhome development since that was private; they could only put them in the neighborhood.

Councilmember Jackson stated they should install the speed humps before the fall, and certainly before the snow came. Councilmember Wilson said they did not want to make a decision preemptively and opined they should collect data first. Councilmember Paul agreed with Councilmember Wilson, and thought they should wait to collect data before adding speed humps. Councilmember Saxton disagreed and thought they should install the humps and radar signs now. Councilmember Jackson asked how late the speed humps could be installed and Public Works Director Edwards estimated they could wait until the first week of October, but emphasized it was weather-dependant. The Council discussed the option of temporary speed humps. Councilmember Scadden liked the option of radar signs plus temporary speed humps.

Public Works Director Edwards he could install one radar sign by the end of the week, and another one the following week. Councilmember Scadden proposed they wait 30 days before making another decision about speed humps. Mayor Dandoy suggested that the Council consult with a professional to determine how long they should monitor the data before they made a decision. The Council determined they would move forward with radar signs, and would hold off on installing speed humps until they had gathered data about traffic patterns in the area.

H. City Manager & Council Report

City Manager Andrews thanked all the City departments that had helped with Roy Days that year. He reported that the Complex would be closed for two weeks for a deep cleaning. He also announced that earlier that day, the Mayor and CED Manager Flint had closed on the UDOT property.

City Manager Andrews shared that the 6000 South roundabout project, which was run by UDOT, had halted construction because some utility work needed to be completed. He said that the project should still be completed by September first. He added that another UDOT project, the bridge on 4400 South, was going to be closed until Thanksgiving.

Councilmember Paul said the fireworks show at Roy Days had been great and commended the Parks and Recreation department for organizing Roy Days so well. The other Councilmembers agreed Roy Days had been great.

Councilmember Jackson acknowledged there had been a mix-up about watering times in the parks, and said that overall the parks maintenance was fantastic. She thanked the R&K Brunch House, who had been a sponsor of the Roy Days 5K.

Councilmember Jackson also emphasized that the Councilmembers were not permitted to respond to public comments during the public comment period. She expressed that the Councilmembers did listen to the comments and took them seriously and said the purpose of the comment period was for the public to talk, not the Council. Mayor Dandoy agreed this was an important point and encouraged members of the public to continue to reach out to the Council, either in person or by email.

Councilmember Jackson reminded the public to reach out to the Mosquito Abatement Board if they planned to host an outdoor event, since they would come and spray for free before the event.

Mayor Dandoy also commented on the Roy Days fireworks show.

I. Adjournment

Councilmember Scadden motioned to adjourn the meeting, Councilmember Jackson seconded the motion, all present Councilmembers voted “Aye” and the meeting adjourned at 7:45 p.m.

Robert Dandoy
Mayor

Attest:

Brittany Fowers
City Recorder

dc: