



ROY CITY
Roy City Council Meeting Minutes
December 2, 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 December 2, 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

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

Excused: Councilmember Jackson

Also present were: Police Captain, Armando Perez; Deputy Fire Chief, Mike King; Public Works Director, Brandon Edwards; Parks and Recreation Director, Michelle Howard; Management Services Director, Amber Kelley.

Ty, DeAnne, and Garet Chaston, Glenda Moore, Robert Percival, Marnie and Aaron Davidson, Brad Brown, Kevin Homer, Mike VanAlfen, Micheal Ghan, Chris Lewis, Elizabeth Brown, Shelley Polston, Leon Wilson, Dennis Brown, Janel and Henry Hulbert, Cindy Whinham, Darrin Albright, Richard and Lawana Jensen, Bob Barnes, and Geoffrey Cox.

A. Welcome & Roll Call

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

B. Moment of Silence

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

C. Pledge of Allegiance

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

D. Public Comments – 4 minutes

Mayor Dandoy opened the floor for public comments.

DeAnne Chaston, 3751 W 5575 S, Roy, commented on the recent election and noted how divided the City was about certain issues, namely taxes. She listed some recommendations about how to fix the divide. She highlighted that the mayor appointed Planning Commissioners and expressed that she wanted the City Councilmembers to be more involved with that process. She also recommended that the City Staff, incoming Mayor, and City Council work hard on the tax issue, and she observed that it was time for an updated city-wide survey.

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Ty Chaston, 3751 W 5575 S, Roy, echoed Mrs. Chaston's comments. He also spoke about a property in Roy City that had chickens running wild and said it posed a threat to local traffic. He reported that lately there had been no crossing guards at certain points on 6000 and emphasized it was important to have a guard stationed on that road as it was dangerous. Mr. Chaston also discussed Mrs. Chaston's comment about Planning Commission appointees. He lastly commented on the idea of a city-wide survey and recommended some ways to solicit responses from the public.

Dennis Brown, 2119 W 6000 S, Roy, spoke about property taxes. He suggested that the City Council do some kind of reconciliation every month, in order to avoid having a crisis at the end of the year. Mr. Brown also asked if the City needed more firefighters to accommodate the increase in population that would come from the new apartments and townhomes that were being developed in Roy.

Elizabeth Brown, 4997 S 1950 W, Roy, said that there were a lot of new condos and apartments being built in Roy and asked when the cemetery would be built. She opined a cemetery was more important than new apartments.

Janel Hulbert, 4178 Westlake Dr, Roy, thanked City Staff for recent events like the Christmas tree lighting ceremony.

Mayor Dandoy closed the floor and addressed the comments. He explained the election process for the Planning Commission and City Council and encouraged people to monitor the City website if they were interested in applying. He also clarified that the interviews for the Planning Commission positions were publicly available. Mayor Dandoy also reported that the City had reached out to Weber State about conducting a survey. He lastly noted that they would address the cemetery question later in the meeting that evening.

Councilmember Saxton spoke about the crossing guards and said that the Council had voted to place beacons at the crossings along 6000. Mayor Dandoy commented about this issue as well.

E. Presentation Items

1. Employee of the Month – Aanika Heslop

Parks and Recreation Director Howard recalled that the Complex had re-opened in fall of 2024, at which time the swim lesson program had resumed. She introduced Parks and Recreation Deputy Director Flint, who had nominated Ms. Heslop.

Deputy Director Flint explained his reasoning for Ms. Heslop's nomination and spoke about the history of the swim lesson program since the 2024 re-opening. He characterized Ms. Heslop as a positive, dedicated, and an effective and patient swim instructor.

The Council and Mayor Dandoy commended Ms. Heslop for her good work.

Councilmember Wilson motioned to approve the nomination of Aanika Heslop as Employee of the Month. Councilmember Saxton made the second and the motion passed.

2. Fiscal Year 2025 Audit Report – Management Services Director, Amber Kelley.

Management Services Director Kelley summarized the 2025 audit report for Roy City. She said the City had been issued a clean report and further noted that the City had received an award for going above and beyond in their financial reports in the last several years, and she anticipated they would receive the same award for the current year. She highlighted key funds including the General Fund and broke down how

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the money in the fund was allocated.

Management Services Director Kelley next went over the City's income statement and shared that their overall revenue was \$25.9 Million and their overall expenditures were \$22.7 Million. She noted that although their revenue had decreased from the previous year, their expenses had also decreased and so they had been able to save some money that year. She also indicated that the General Fund had seen an overall increase compared to the previous year, and most of that revenue was allocated for roads. She then listed how much the other funds had increased. Management Services Director Howard indicated page 20, which explained specifically what funds had increased or decreased compared to the previous year and why.

Management Services Director Kelley said that page 21 detailed their operating expenses. She stated their operating expenses had decreased by 16% overall. She noted that only the Complex had actually increased in operating expenses since the previous year, which was because they had not been opened last year. She highlighted the areas in which their expenses exceeded their revenues and explained those departments were subsidized by taxes.

Management Services Director Kelley concluded her discussion of the General Fund and moved on to the business type activities, which included their internal funds and their utility funds. She compared the overall amounts in those funds to their liabilities and said the funds were in good standing. Management Services Director Kelley shared the income statements for each of the funds as well and noted all of them had a net positive income for the year.

Management Services Director Kelley discussed the compliance section, and noted the City was in good standing with all State requirements.

Mayor Dandoy summarized some key findings from the report. He said he was excited to see sales tax increasing in the City and he explained how sales tax was calculated. He thanked Management Services Director Kelley for her work in compiling the report. He commented that the audit was a public report and was available on the City's website.

Councilmember Scadden motioned to approve the 2025 Audit Report. Councilmember Saxton made the second and the motion passed.

F. Action Items

1. **Consideration of Resolution 25-28; A Resolution of the Roy City Council Adopting an Interlocal Agreement Between Roy Water Conservancy District and Roy City Relating to the Installation of Certain Equipment.**

Public Works Director Edwards explained the purpose of this interlocal agreement was for the Roy Water Conservancy District to place two meter-reading facilities, one at 4000 and at the water tank at the Aquatic Center. He said this agreement benefitted Roy City as well, since they would be able to read the meters if they ever adopted a remote meter reading system.

Mayor Dandoy clarified that the Roy Water Conservancy District would be able to get real-time metering information from the towers and Public Works Director Edwards confirmed that was correct. Mayor

Dandoy clarified that the Conservancy District was not currently billing based on water consumption and would not do so until 2030; they were just monitoring consumption.

Public Works Director Edwards added that the installation would be at no cost to Roy City.

Councilmember Scadden motioned to approve Resolution 25-28; A Resolution of the Roy City Council Adopting an Interlocal Agreement Between Roy Water Conservancy District and Roy City Relating to the Installation of Certain Equipment. Councilmember Jackson seconded the motion, a roll call vote was taken, all present Councilmembers voted “Aye” and the motion passed.

2. Consideration of Resolution 25-29; A Resolution of the Roy City Council Adopting an Interlocal Agreement Between Second District Juvenile Court of Utah and Roy City Relating to a Community Service Work Program.

City Attorney Wilson explained this resolution was for Roy City to join a program that would allow juveniles detained at the Second District Juvenile Court to participate in community service work within Roy City. He clarified this proposal would not have costs for Roy City, other than possibly providing the workers with supplies.

Mayor Dandoy commented that Roy City had a vandalism problem and said it would be good to use the labor from community service to clean some of the graffiti up. Councilmember Jackson asked about waivers and City Attorney Wilson replied that other cities who participated in the program had forms that Roy City could copy. Councilmember Jackson asked some questions about juvenile prosecution, and she and City Attorney Wilson briefly discussed that.

Councilmember Jackson motioned to approve Resolution 25-29; A Resolution of the Roy City Council Adopting an Interlocal Agreement Between Second District Juvenile Court of Utah and Roy City Relating to a Community Service Work Program. Councilmember Wilson seconded the motion, a roll call vote was taken, all present Councilmembers voted “Aye” and the motion passed.

3. Consideration of Resolution 25-30; A Resolution of the Roy City Council Authorizing Exchange of Certain Real Property as Consistent with State Law and Policy and Authorizing the Execution of a Real Estate Exchange and Purchase Agreement to Exchange Certain Real Property; and Providing an Effective Date.

a. Public Hearing

City Attorney Wilson presented this item as well and noted the applicant was present. He explained this discussion was a continuation of an item they had begun working on the previous week. He summarized that the proposal was to exchange a piece of City-owned property for a privately-owned parcel and he said this exchange was beneficial for both parties.

Councilmember Jackson noted that there was a specific timeframe in which the project needed to be initiated by, and she asked if there was a specific timeframe in which the project needed to be completed. City Attorney Wilson replied there was not and explained that the developer had an incentive to get the project done.

Mayor Dandoy clarified that the City would give up land on the south end of 4000 and acquire some land on the south end, and explained that the exchange would give them a net increase of about six acres of land. Mayor Dandoy said that the intention with that land was to build a City cemetery, although this was

a tentative idea and at the prerogative of the future City Council.

Councilmember Scadden motioned to enter a public hearing and open the floor for public comments pursuant to Consideration of Resolution 25-30; A Resolution of the Roy City Council Authorizing Exchange of Certain Real Property as Consistent with State Law and Policy and Authorizing the Execution of a Real Estate Exchange and Purchase Agreement to Exchange Certain Real Property; and Providing an Effective Date. Councilmember Saxton seconded the motion, all present members voted “Aye” and the body entered a Public Hearing.

DeAnne Chaston, 3751 W 5575 S, Roy, said that this land belonged to Roy residents and urged the Council to be careful with taxpayer's land. She added that the proposal included a suggested donation, and this made her nervous as it was not legally enforced. She said that she felt that Roy City could come out ahead in this land swap, although she wanted to see the percolation test results before the plan was approved. She hoped that the donation could be legally secured as well.

Councilmember Scadden motioned to exit the public hearing and close the floor for public comments pursuant to Consideration of Resolution 25-30; A Resolution of the Roy City Council Authorizing Exchange of Certain Real Property as Consistent with State Law and Policy and Authorizing the Execution of a Real Estate Exchange and Purchase Agreement to Exchange Certain Real Property; and Providing an Effective Date. Councilmember Jackson seconded the motion, all present members voted “Aye” and the body closed the Public Hearing.

b. Council Discussion of Resolution 25-30; A Resolution of the Roy City Council Authorizing Exchange of Certain Real Property as Consistent with State Law and Policy and Authorizing the Execution of a Real Estate Exchange and Purchase Agreement to Exchange Certain Real Property; and Providing an Effective Date.

Councilmember Jackson clarified that Council approval was still contingent on certain things, including the donation. City Attorney Wilson confirmed she was correct and said this was step two of many.

Councilmember Saxton commented about how long Roy City had wanted a cemetery and said this cemetery, if built, would be much-needed by the City. He said this land swap was a golden opportunity to achieve their goal of a cemetery. He added that this would make plots more affordable for residents and stated he was greatly in favor of the idea.

Mayor Dandoy said he and the City Manager had worked on this item for many years and said he was excited about it as well, but acknowledged it was a decision for the City Council. He echoed Councilmember Saxton's comment that many people in Roy City wanted a cemetery as well. Councilmember Jackson agreed that this location was well-situated for a cemetery and that many people in Roy City wanted to have a cemetery.

Councilmember Saxton motioned to approve Resolution 25-30; A Resolution of the Roy City Council Authorizing Exchange of Certain Real Property as Consistent with State Law and Policy and Authorizing the Execution of a Real Estate Exchange and Purchase Agreement to Exchange Certain Real Property; and Providing an Effective Date. Councilmember Scadden seconded the motion, a roll call vote was taken, all present Councilmembers voted “Aye” and the motion passed.

4. **Consideration of Resolution 25-31; A Resolution of the Roy City Council Authorizing Exchange of Certain Real Property as Consistent with State Law and Policy and Authorizing the Execution of a Real Estate Exchange and Purchase Agreement to Exchange Certain Real Property; and Providing an Effective Date.**

a. Public Hearing

City Attorney Wilson explained that the City was providing real property in this exchange, and in return the recipient of the land would provide improvements to a retention basin owned by the City. He clarified that the City would not receive real property in this exchange and he also noted that the developer's timeline was contingent on acts of God or other extreme scenarios.

Councilmember Paul motioned to enter a public hearing and open the floor for public comments pursuant to Consideration of Resolution 25-31; A Resolution of the Roy City Council Authorizing Exchange of Certain Real Property as Consistent with State Law and Policy and Authorizing the Execution of a Real Estate Exchange and Purchase Agreement to Exchange Certain Real Property; and Providing an Effective Date. Councilmember Scadden seconded the motion, all present members voted "Aye" and the body entered a Public Hearing.

DeAnne Chaston, 3751 W 5575 S, Roy, reiterated that this land belonged to Roy City taxpayers and urged the Council to be careful in their deliberations since land in Roy was scarce. She discussed that the acreage and market value of the land was not clear, although according to the developer the retention basin was massively undersized. She asked if the City engineers had verified this claim, and she asked what the harm to the public would be if it was undersized and that was not corrected. She asked how much the land was worth and asked if its value was taken into account by the City. She acknowledged that the City may have thought of these things in a closed door meeting, but said that the public deserved to know.

Shelley Polston, 3667 W 4550 S, said she had listened to this issue being discussed at the last Council meeting and worried that the City was not getting a good deal. She asked why the City was not requesting an endowment or something else that was going to be needed as a result of the new townhomes. She compared the townhomes to 'hamster cages' and worried that the development would look like inner-city projects. She opined that the City should ask for more in this deal.

Kevin Homer, 5398 S 4000 W, Roy, thanked the Council for their affirmative vote on 25-30. He voiced his support of 25-31 and asked the Council to vote in favor of it.

Gaston Chaseton, 3751 W 5575 S, Roy, seconded Mrs. Polston's comments and said he disagreed with any apartment or townhome complexes being approved in the City. He said that apartment complexes were not part of the American dream and worried they were Communist. He compared apartment complexes to hamster cages as well and talked about China's housing density. He reiterated his disapproval of the apartment complex idea.

Councilmember Scadden motioned to exit the public hearing and close the floor for public comments pursuant to Consideration of Resolution 25-31; A Resolution of the Roy City Council Authorizing Exchange of Certain Real Property as Consistent with State Law and Policy and Authorizing the Execution of a Real Estate Exchange and Purchase Agreement to Exchange Certain Real Property; and Providing an Effective Date. Councilmember Jackson seconded the motion, all present members voted "Aye" and the body closed the Public Hearing.

b. Council Discussion of Resolution 25-31; A Resolution of the Roy City Council Authorizing Exchange of Certain Real Property as Consistent with State Law and Policy and Authorizing the Execution of a Real Estate Exchange and Purchase Agreement to Exchange Certain Real Property; and Providing an Effective Date.

Councilmember Jackson stated that everyone needed somewhere to live, and said that not everyone could consider the American dream of having a home and a backyard. She said that she knew many people who lived in apartments and did not see them as living in hamster cages. She added that the City would make revenue from the improved retention pond, and they were making nothing from the land currently.

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Councilmember Jackson also explained that there would not be increased pressure on the fire and police forces, and stated this was a good thing for the City.

Councilmember Saxton agreed with Councilmember Jackson and said this was a win-win for the City. He added this plan would gain commercial property as well, which would generate sales tax and minimize the need to raise property taxes in the future.

Councilmember Scadden motioned to approve Resolution 25-31; A Resolution of the Roy City Council Authorizing Exchange of Certain Real Property as Consistent with State Law and Policy and Authorizing the Execution of a Real Estate Exchange and Purchase Agreement to Exchange Certain Real Property; and Providing an Effective Date. Councilmember Jackson seconded the motion, a roll call vote was taken, all present Councilmembers voted “Aye” and the motion passed.

G. City Manager & Council Report

A member of the Youth City Council, Henry Colbert, reported on some current events and fundraising initiatives that the Youth City Council were spearheading at Roy High. Councilmember Jackson said they had been able to help 40 families so far. Mr. Colbert thanked Dilly-Dally's and Walgreens for letting them collect donations at their businesses.

City Manager Andrews alerted the City Council about some upcoming save-the-dates. He also asked the Council if they wanted to do the Christmas lights contest this year. Councilmember Jackson thought it was a good idea and recalled that there had been a lot of participation for the Halloween contest that year. **Councilmember Paul motioned to adjourn the meeting, Councilmember Jackson seconded the motion, all present Councilmembers voted “Aye” and the meeting adjourned at 7:04 PM.**

Robert Dandoy
Mayor

Attest:

Brittany Fowers
City Recorder

dc: